

1992

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1992 COMPREHENSIVE PLAN

Adopted: June 25, 1992
Amended: May 14, 1994
May 8, 1995

TOWN OF
HANCOCK

Scale 2 1/2" = 1 mile - one inch



HANCOCK 1992 COMPREHENSIVE PLAN

TOWN OFFICIALS

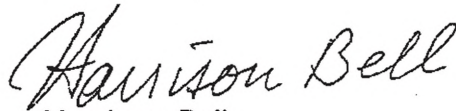
BOARD OF SELECTMEN

Chester E. Brown, Jr. 1st Selectman
Peter A. Johnston, 2nd Selectman
Robert E. Hubbert, 3rd Selectman

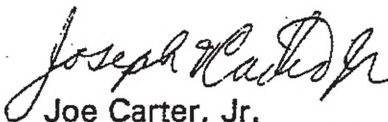
COMPREHENSIVE PLAN ADVISORY COMMITTEE



Doug Kimmel, Chair



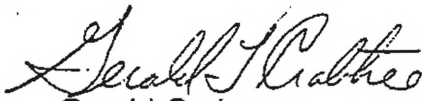
Harrison Bell



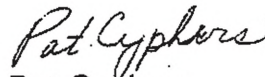
Joe Carter, Jr.



Fran Ceralde



Gerald Crabtree



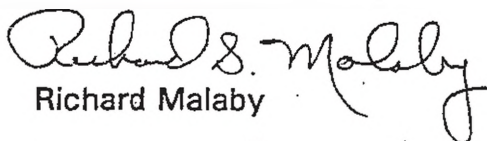
Pat Cyphers



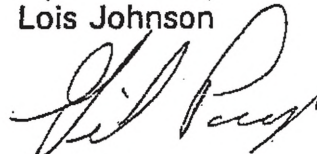
Sheila Denny-Brown



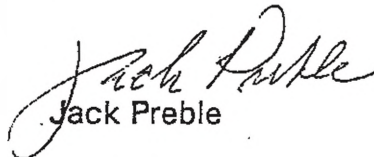
Lois Johnson



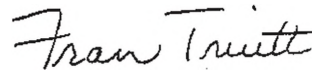
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I

INTRODUCTION

SECTION I: INTRODUCTION

A. BACKGROUND

This revised Comprehensive Plan is the result of hard work by the Comprehensive Plan Advisory Committee of the Town of Hancock. The last plan was completed in 1988.

B. STATUTORY BASIS

This Comprehensive Plan was developed pursuant to the statutory requirements of the Comprehensive Planning and Land Use Regulation Act of 1988 (Title 30, Section 4961, of the Maine Revised Statutes).

C. AUTHORIZATION

The preparation of this Comprehensive Plan was authorized by the voters of Hancock at the annual Town Meeting of 1989.

D. FUNDING

The preparation of this Comprehensive Plan was funded with \$4,595.00 appropriated, as their local match, by the voters of Hancock and a grant of \$13,785.00 from the Maine Department of Economic and Community Development, Office of Comprehensive Planning. The Town voted an additional \$2,000.00 in 1991.

E. PURPOSE

The purpose of this Comprehensive Plan is to provide the factual basis and policy framework for future planning, regulatory, and community development decision making, in both the public and private sectors in the Town of Hancock, Maine.

F. SCOPE

This Comprehensive Plan examines the available information regarding the following components of Hancock's land, government, and people in the following Inventory and Analysis Sections:

- | | |
|-----------------------------------|---|
| 1. Population | 8. Water Resources |
| 2. Economy | 9. Critical Natural Resources |
| 3. Housing | 10. Agricultural and Forest Resources |
| 4. Transportation | 11. Historic and Archaeological Resources |
| 5. Public Facilities and Services | 12. Existing Land Use |
| 6. Recreation | 13. Fiscal Capacity |
| 7. Marine Resources | |

In addition, this Comprehensive Plan contains within it the following sub-plans:

1. An official Land Use Plan;
2. A Capital Investment Plan;
3. A Regional Coordination Plan; and
4. Implementation Strategies implementing identified Growth Management Policies.

Included as Appendix A of this plan is a summary of the findings of the Growth Management Opinion Survey conducted in 1991.

G. APPROACH

Information regarding each of the above components was analyzed and synthesized, and is presented according to the following format:

1. A discussion of existing conditions or existing situation;
2. A discussion of inherent planning implications; and
3. Recommended policies and proposed actions considered necessary and/or desirable to implement these policies.

H. LIMITATIONS

This Comprehensive Plan has been assembled and compiled with the genuine intention that all of the data and information contained herein is reasonably accurate and correct. The information contained in this Plan was gathered from the sources cited. Some of the sources were found to be more detailed and more recent than others. Where appropriate, future application of the information contained in this Plan should be preceded by a check of the sources to see if additional or revised information is available.

Most of the information contained in this Plan is considered current enough and of sufficient detail to support the conclusions and recommendations offered. Note that while this information is suitable for general planning, it may not be appropriate for site specific decisions.

II

INVENTORY AND ANALYSIS

II.A

POPULATION

1. BACKGROUND

A basic concern of this Comprehensive Plan is the Town of Hancock's population, its characteristics and how those characteristics may change in the future. The ultimate goal of the Comprehensive Plan is to provide for a proper relationship between the future population, its required infrastructure, and its environment. Accordingly, most phases of the Plan are either dependent upon, or strongly influenced by, the size and composition of the town's future population.

2. YEAR-ROUND POPULATION CHARACTERISTICS

Figure II.A.1 shows the historical, current, and projected population levels of the Town of Hancock and Hancock County. Between 1980 and 1990 the population of Hancock rose 25% from 1,409 to 1,757. Hancock County has seen rapid population growth in the last two decades, and this increase is projected to continue. In the 1980's Hancock's population grew significantly faster than that of the rest of the County: +25% versus +12%. In the 1990's Hancock's population is expected to continue growing at a faster rate than the rest of the County. An expanding year-round population will continue to increase the use of roads, the numbers of students, the number of homes built, the need for waste disposal, and the demand for commercial services. These changes are very similar to those being faced in other towns in Hancock County, and many of the changes in Hancock are directly linked to those in neighboring towns.

62% of respondents to the Town's 1991 Growth Management Opinion Survey would like to see the same rate of population growth or slower than in the last 10 years. Respondents were also asked to rank reasons why they live in Hancock. The most common reasons were the Town's open space, woods, privacy, and seacoast/shorefront: the rural character of the Town. The Town's proximity to work places, school quality, and tax levels were not important reasons why respondents lived in Hancock.

3. AGE CHARACTERISTICS

Figure II.A.2 shows the age distribution of the populations and their rates of growth in Hancock and Hancock County. Because of the age distribution described in this figure Hancock can expect to see its school enrollments increase in the next 10 years: this may necessitate addressing the capacity of the elementary school. Such changes in population size and distribution can affect the municipal budget as well as the character of the community. In 1991 student enrollment dropped unexpectedly as discussed in the Public Facilities Section: the Town should continue to track its school enrollments from year to year.

4. HOUSEHOLD SIZE CHARACTERISTICS

Figure II.A.3 shows the number of households in Hancock and Hancock County from 1970 projected to 2000. Data indicate that while the number of households in Hancock should continue to rise in the next 5 years the rate of increase will be slower than it has been in the past 10 years. The projections for Hancock do not appear to be reliable given the 1990 census data.

Figure II.A.4 shows the median household size in Hancock and Hancock County from 1970 to 1995. This data indicates that the median household sizes in both Hancock and Hancock County as a whole are expected to continue to decrease in the next 5 years at nearly the same rates.

The number and size of households directly affects the demand for housing. The Town should be aware of changes in household size and use this information in forming its policies and implementation strategies, especially those regarding housing.

5. HOUSEHOLD INCOME CHARACTERISTICS

Figure II.A.5 shows that the median household income levels of Hancock and Hancock County. Figure II.A.6 shows that the percent of Hancock's residents earning at each income level does not differ significantly from Hancock County's figures.

Household income levels are of concern to a community because they reflect citizens' ability to pay for personal services and taxes. Low incomes may correspond with a high demand for subsidized housing or school lunch programs. Low incomes are also an indication of the economic vitality of an area.

6. PEAK SEASONAL POPULATION

Although it is well known that Hancock has a large summer population there are not any data available on the size of the peak seasonal population in town. The 1990 Census does state that of Hancock's 960 housing units only 715 are occupied year-round. Even considering a regular vacancy rate, the Town's year-round population of 1,757 probably swells to around 2,200 in the summer months: an increase of 25%.

**FIGURE II.A.1
POPULATION LEVELS
TOWN OF HANCOCK AND HANCOCK COUNTY, 1970-2000**

	1970 census	1980 census	1990 census	2000 projected
Town of Hancock	1,070	1,409	1,757	2,101
Hancock County	34,590	41,781	46,948	53,111

Sources: 1970, 1980, 1990 Census.

FIGURE II.A.2

AGE DISTRIBUTION: TOWN OF HANCOCK AND HANCOCK COUNTY, 1970-2000

		1970 census number, percent	1980 census number, percent	1990 census number, percent	2000 projected number, percent
Town of Hancock	0-4 years	112, 10.5%	94, 3.5%	139, 7.9%	149, 7.0%
	5-17 years	284, 26.5%	316, 11.9%	281, 16.0%	285, 13.6%
	18-44 years	333, 31.1%	508, 19.0%	692, 39.4%	871, 41.5%
	45-64 years	225, 21.0%	785, 29.5%	402, 22.9%	490, 23.3%
	65 years or older	116, 10.9%	959, 36.1%	243, 13.8%	306, 14.6%
	Totals	1,070	1,409	1,757	2,101
Hancock County	0-4 years	2,652, 7.7%	2,610, 6.2%	3,205, 6.8%	3,481, 6.6%
	5-17 years	8,491, 24.5%	9,801*, 23.5%	10,519 22.4%	11,528, 21.7%
	18-44 years	10,912, 31.5%	14,476**, 34.6%	16,787, 35.8%	19,724, 37.1%
	45-64 years	7,596, 22.0%	8,465, 20.3%	9,282, 19.7%	10,120, 19.1%
	65 years or older	4,939, 14.3%	6,429, 15.4%	7,155, 15.2%	8,258, 15.5%
	Totals	34,590	41,781	46,948	53,111

Sources: 1970 Census, 1980 Census, 1990 Census.

*5-19 years

**20-44 years

FIGURE II.A.3

NUMBER OF HOUSEHOLDS: TOWN OF HANCOCK AND HANCOCK COUNTY, 1970-2000

	1970 census	1980 census	1990 census	2000 projected
Town of Hancock	326	514	715	910
Hancock County	11,334	15,442	18,342	21,846

Sources: 1970 Census, 1980 Census, 1990 Census.

FIGURE II.A.4
MEDIAN HOUSEHOLD SIZE: HISTORIC, CURRENT, AND PROJECTED
TOWN OF HANCOCK AND HANCOCK COUNTY, 1970-1995

	1970 census	1980 census	1990 estimated	1995 projected
Town of Hancock	3.26	2.74	2.51	2.41
Hancock County	2.96	2.62	2.41	2.32

Source: 1970 Census, 1980 Census, 1990 Census, Nat'l Planning Data Corp.

FIGURE II.A.5
MEDIAN HOUSEHOLD INCOMES
HANCOCK AND HANCOCK COUNTY: 1979, 1990, 1995

	Median Household Income		
	1979 census	1990 estimated	1995 projected
Hancock	\$12,033	\$25,938	\$37,632
Hancock County	\$12,163	\$24,541	\$32,470

Source: National Planning Data Corporation

FIGURE II.A.6
HOUSEHOLD INCOMES DISTRIBUTION
TOWN OF HANCOCK: 1979, 1990, 1995

Income Level	Hancock			Hancock County		
	1979 census number, percent	1990 estimated number, percent	1995 projected number, percent	1979 census number, percent	1990 estimated number, percent	1995 projected number, percent
\$ 0 - \$7,499	126, 24.5%	46, 7.0%	18, 2.4%	4,285, 27.8%	1,922, 10.2%	1,126, 5.4%
\$7,500-\$9,999	57, 11.1%	32, 4.9%	26, 3.5%	1,882, 12.2%	1,083, 5.7%	1,074, 5.1%
\$10,000-\$14,999	140, 27.2%	71, 10.8%	52, 7.0%	3,204, 20.8%	2,259, 12.0%	1,885, 8.9%
\$15,000-\$19,999	77, 15.0%	63, 9.6%	55, 7.4%	2,460, 15.9%	2,255, 11.9%	1,839, 8.7%
\$20,000-\$24,999	43, 8.4%	96, 14.7%	55, 7.4%	1,629, 10.5%	2,125, 11.2%	1,967, 9.3%
\$25,000-\$29,999	27, 5.3%	80, 12.2%	50, 6.8%	756, 4.9%	1,721, 9.1%	1,789, 8.5%
\$30,000-\$34,499	20, 3.9%	44, 6.7%	74, 10.0%	537, 3.5%	1,572, 8.3%	1,725, 8.2%
\$35,000-\$39,999	5, 1.0%	41, 6.3%	76, 10.3%	291, 1.9%	1,290, 6.8%	1,263, 6.0%
\$40,000-\$49,999	12, 2.3%	65, 9.9%	81, 10.9%	226, 1.5%	1,976, 10.5%	2,631, 12.5%
\$50,000-\$74,999	3, 0.6%	82, 12.5%	133, 18.0%	143, 0.9%	1,958, 10.3%	3,484, 16.6%
\$75,000-\$99,999	3, 0.6%	22, 3.45%	70, 9.55%	21, 0.1%	517, 2.7%	1,518, 7.2%
\$100,000-\$149,999	1, 0.2%	8, 1.25%	39, 5.35%	7, 0.0%	202, 1.1%	600, 2.8%
\$150,000 +	0, 0.05%	3, 0.0%	6, 0.8%	1, 0.0%	39, 0.2%	163, 0.8%
Totals	514, 100%	653, 100%	735, 100%	15,442, 100%	18,919, 100%	21,064, 100%

Source: National Planning Data Corporation

II.B

ECONOMY

SECTION II.B: ECONOMY

1. LABOR FORCE

a. Labor Force Size

The labor force is defined as all persons who are either working or looking for work. A change in the size of the labor force may result from an immigration or emigration of individuals of work age in the area. Also, labor force size will change because of an increasing or decreasing tendency for existing residents to either work or look for work.

Because Hancock is a small town, there are few statistics available about the town itself. Those which are available, although useful as estimates, are likely to be inaccurate. Figure II.B.1 shows the 1980 and 1989 labor force sizes for Hancock and Hancock County.

The labor force of Hancock County grew by nearly 20% from 1980 to 1989. Generally, as there are more jobs available at better rates of pay, more people are likely to look for and accept jobs and thus increase the size of the work force. The growth in Hancock's labor force may reflect the number of people attaining working age, the increase of double income households, and the increase in population.

b. Occupation Types

Figure II.B.2 compares the distribution of the labor force by industry of Hancock to the rest of the County in 1980. The distribution of Hancock's labor force reflects that its economy had more retail trade in 1980 than the rest of the County. Hancock County supports a larger number of "Services" positions, which includes business and repair services, personal, entertainment, and recreation services, and professional and related services (health, educational and related services). The Census results may underestimate the number of the residents who are self employed, working as farmers, contractors, or in small cottage industries. Many Hancock residents also hold seasonal jobs in agriculture and tourism. It should be noted that these figures are ten years old.

c. Distribution of Labor Force by Location of Employment

The 1980 Census found that 26 Hancock residents worked at home. Of the 447 residents who reported on their travel times to work 43% traveled less than 14 minutes to work, 40% traveled between 15 and 29 minutes to work, 11% traveled between 30 and 59 minutes to work and 6% traveled over an hour to work. Nearly all workers in Hancock travel to neighboring towns for employment. Of the respondents to the Growth Management Opinion Survey, 16% either worked at home or elsewhere in Hancock, 14% were employed in Ellsworth and 28% in another location. 34% of respondents indicated that they were retired.

d. Unemployment

Figure II.B.3 shows the unemployment rates for Hancock and Hancock County. The boom years of the 1980's reversed Down East Maine's traditionally high unemployment rates. The 1980 Census reported that nearly 15% of Hancock's 626 member civilian labor force was unemployed. The Maine Department of Labor records that only 25 people were unemployed in Hancock in 1989, leading to an unemployment rate of less than 3%. With the recession of 1990, however, it is likely that the unemployment rate has grown. Of the 201 working respondents to the Growth Management Opinion Survey 6 reported that they were unemployed: a rate of only 3% unemployment. This figure may be misleading due to the individuals who responded to the Survey.

e. Planning Implications

The size and quality of the labor force, as well as the type of work secured by those employed, are important to consider before any economic development strategies are formulated for the Town. This is especially true if new companies are to be persuaded into moving to the Town: they must consider the type of people that may be available for employment.

2. MAJOR EMPLOYERS AND BUSINESSES

There are numerous commercial establishments in Hancock including Crobb Box, Hancock Foods, White Birches, Dragon Cement, Sunrise Building Materials, L.A. Gray, Downeast Graphics, and Lane Construction. There are many smaller businesses in town, many of which are located along Route 1 and some of which are operated out of people's homes.

In the early 1970's the Hancock Tanning Facility closed, resulting in the loss of approximately 200 jobs and \$1.4 million in personal income. Today the major employers in the region are the many service and commercial establishments in Ellsworth and coastal communities. The economy of Hancock County is primarily based on tourism, services, and agriculture, all of which tend to have seasonal fluctuations in employment. There are currently no major regional economic initiatives which directly affect Hancock.

As with the labor force, attracting employers to the area is primarily a regional issue. Respondents to the Growth Management Opinion Survey indicated that they were divided regarding economic development: 38% said that the Town should "adopt policies and actions to encourage businesses to locate in Town" and 43% opposed such action. As compared with the last 10 years, 37% of respondents favored seeing the same rate of growth in small business activity and 19% would prefer a faster rate of growth. No growth in large business activity was favored by 28% of respondents, 23% favored the same rate of growth and 19% favored faster growth than in the last 10 years. 34% wanted to see no growth in industrial activity although 36% favored seeing the same or faster growth.

3. TAXABLE SALES

Taxable sales reports can often be used as a measure of economic activity in a town. Figures II.B.4 and II.B.5 show taxable consumer sales for Hancock County broken down by retail sector and quarter for the last five years. Figure II.B.4 also shows annual taxable sales in thousands of dollars for the Town of Hancock: this sum has increased over 100% since 1985. Figure II.B.5 also shows sales for the "Ellsworth Economic Summary Area" which includes Ellsworth and surrounding towns. This information shows that nearly two-thirds of Hancock County's economy is concentrated in the Ellsworth area. Ellsworth and the rest of the County have grown rapidly in the last five years, especially in the areas of building supply, restaurants and lodging. Retail stores have also done well. Hancock County's economy changes significantly from quarter to quarter. While sales have increased at nearly the same rate for each quarter, nearly 40% of all sales are in the third (summer) quarter. The first quarter (post-Christmas) is a period of very little sales, with only 14.6% of the sales for the year being in that three month period.

The sales activity in the Ellsworth area and Hancock County affects employment opportunities for Hancock residents. Figure II.B.4 and II.B.5 demonstrate that the growth of the area has largely been based on building supplies and the tourist trade, areas that are highly susceptible to recession. Furthermore, the large changes in sales from season to season affect the incomes and opportunities of the people of Hancock from month to month. Economic development strategies and concerns of the town and region must consider the type of business activity on which growth and expectations are based.

FIGURE II.B.1**SIZE OF LABOR FORCE: NUMBER OF EMPLOYED AND UNEMPLOYED OVER AGE 16
HANCOCK AND HANCOCK COUNTY: 1980, 1989**

	1980	1989
Hancock	707	887
Hancock County	17,286	25,290
Source: 1980 Census, Maine Department of Labor		

FIGURE II.B.2**DISTRIBUTION OF LABOR FORCE BY INDUSTRY: EMPLOYED PERSONS 16 YEARS AND OVER
HANCOCK AND HANCOCK COUNTY, 1980**

Industry Category	Hancock		Hancock County	
	number	percent	number	percent
Agriculture, Forestry and Fisheries, and Mining	42	7.9	1,054	6.9
Construction	62	11.6	1468	9.7
Manufacturing	61	11.4	2421	15.7
Transportation, Communications & Public Utilities	24	4.5	762	5.0
Wholesale Trade	27	5.1	455	3.0
Retail Trade	147	27.6	2617	17.0
Finance, Insurance, & Real Estate	12	2.3	446	2.9
Services	116	21.8	5357	34.8
Public Administration	42	7.8	806	5.2
Total	533	100.0	15386	100.0
Source: 1980 Census				

FIGURE II.B.3 UNEMPLOYMENT RATES: HANCOCK AND HANCOCK COUNTY, 1980-1989		
Date	Hancock	Hancock County
1980	14.9 %	11.0 %
1989	2.81 %	4.3 %
Source: 1980 Census, Maine Department of Labor		

FIGURE II.B.4 ANNUAL TAXABLE SALES, CONSUMER GOODS BY QUARTER, IN THOUSANDS OF REAL DOLLARS HANCOCK AND HANCOCK COUNTY, 1985-1989								
		1985	1986	1987	1988	1989	1985-89 % change	1989 % of annual
Hancock County	1 st Quarter	31,159	35,318	37,626	45,328	47,612	52.8	14.6
	2 nd Quarter	49,406	57,468	65,421	72,808	78,115	58.1	24.0
	3 rd Quarter	85,529	101,793	111,449	126,428	127,703	49.3	39.3
	4 th Quarter	61,204	60,749	69,659	75,816	71,800	40.2	22.1
	Annual	217,298	255,328	284,154	320,380	325,230	49.7	100.0
Hancock	Annual	1,930	2,940	3,120	3,390	4,040	109.3	
Source: Maine Bureau of Taxation, Sales Tax Division								

FIGURE H.B.5

**TAXABLE SALES: CONSUMER GOODS BY RETAIL SECTOR, IN THOUSANDS OF REAL DOLLARS,
ELLSWORTH ECONOMIC SUMMARY AREA AND HANCOCK COUNTY, 1985-1989**

		1985	1986	1987	1988	1989	85-89 % change	1989 % of annual
Ellsworth Economic Summary Area	Building Supply	19,405	24,663	30,098	33,798	36,240	86.8%	18.5%
	Food	17,443	17,785	20,940	22,596	23,872	36.9%	12.1%
	General Merchandise	28,822	31,238	36,229	37,780	37,804	31.1%	19.3%
	Other Retail	12,268	14,070	15,747	18,186	17,858	45.6%	9.1%
	Autos & Transportation	38,712	48,599	48,771	58,404	53,321	37.7%	27.1%
	Restaurant & Lodging	16,216	18,972	22,865	25,933	27,372	68.8%	13.9%
	Total	132,866	155,327	174,650	196,697	196,467	47.9%	100%
Hancock County	Building Supply	32,373	41,029	48,830	53,151	56,323	74.0%	17.3%
	Food	30,690	31,471	35,690	38,336	40,723	32.7%	12.5%
	General Merchandise	34,017	35,754	41,166	43,362	43,489	27.8%	13.4%
	Other Retail	24,000	27,727	30,951	35,434	36,800	53.3%	11.3%
	Autos & Transportation	50,035	61,721	63,039	75,036	69,665	39.2%	21.4%
	Restaurant & Lodging	46,182	57,626	64,477	75,060	78,230	69.4%	24.1%
	Total	217,298	255,328	284,154	320,378	326,230	49.7%	100%

Source: Maine Bureau of Taxation, Sales Tax Division

II.C

HOUSING

SECTION II.C: HOUSING

1. YEAR-ROUND HOUSING CHARACTERISTICS

a. Number of Housing Units

The U.S. Census records the number of houses in an area. In Figure II.C.1, the 1990 Census found 960 housing units in Hancock: a 71% increase over the 1980 total. During this same period the housing stock of the County as a whole grew only 19%.

b. Vacancy Rates For Year-Round Housing

Figure II.C.2 shows vacancy rates for Hancock and Hancock County as a whole for 1990. The vacancy of rental units in Hancock was on par with the County as a whole but the homeowner vacancy rate for Hancock was significantly lower than for the rest of the County in 1990.

c. Distribution of Housing Units By Structure Type

Figure II.C.3 shows a distribution of structure types in Hancock and Hancock County as a whole for 1970 and 1980. The number of mobile homes in Hancock rose sharply in this 10 year period: increasing from 16% to 28% of the total housing units in Town. In Hancock County as a whole mobile homes constituted about 10% of the total housing units. The number of multi-family units in Town rose slightly during this period to 4% of the total units. Multi-family housing constituted 13.5% of housing units in Hancock County as a whole in 1980.

Records of the State Bureau of Taxation's show that from 1981 to 1989 110 year-round housing units were added to Hancock's housing stock of which 70 were single family, 34 were mobile homes, 3 were multi-family, and 3 were conversions from seasonal to year-round occupancy. This indicates an even higher percentage of mobile homes in Hancock than in the past.

d. Distribution of Housing Units By Tenure

The tenure of housing units is a term used to describe whether people are more likely to own or rent their places of residence. Figure II.C.4 shows the tenure for both Hancock and Hancock County for 1970 and 1980. The tenure of housing units in Hancock remained fairly constant during this period while the percentage of owner occupied year-round housing units in Hancock County as a whole fell slightly.

e. Distribution of Housing Units By Condition

The condition of the housing stock is very important in terms of the welfare of a community. The 1980 Census of Housing provides no complete measure of housing condition, but does provide two indicators which can be used for comparative analysis: the number of people per room and the existence of complete plumbing facilities. Hancock's housing stock had fewer rooms per person, but more plumbing amenities than that of the County as a whole in 1980. Although, data are not available for 1990, the change in these figures between 1970 and 1980 mark a significant improvement in housing standards during that 10 year period.

Hancock follows state minimum guidelines as a building code, and has a part-time Code Enforcement Officer. By January 1, 1993 it may be required that all code enforcement officers be trained by the State. Increased effectiveness of code enforcement may improve the overall quality of housing in Hancock.

f. Distribution of Housing Units By Affordability

The most direct factors affecting the affordability of housing are income levels and costs associated with housing. Housing costs include rent or mortgage payments, interest rates, taxes, utilities, and many other related expenses. The State defines affordable housing as housing which does not cost more than 30% of a renting household's income (including insurance and utilities), or 28% of an owner's household income (including mortgage payments, property tax, insurance, maintenance costs and utilities).

Figure II.C.5 lists affordable rents and selling prices for the rural part of Hancock County for 1989, which includes income level groupings for very low, low, and moderate income levels based on Hancock County median incomes.

Figure II.C.6 shows an affordability index for Hancock County developed by the University of Southern Maine Institute for Real Estate Research and Education. This index uses the definitions of affordable housing outlined above. This U.S.M. index for Hancock County for 1989 was 67.72, meaning that the median family made 68% of the money necessary to afford a medium priced home. In 1988 the index was 70.08, showing a slight decline in the affordability of housing from 1988 to 1989. The change in the index is the result of housing sale prices rising faster than incomes. Since housing is significantly less expensive in Hancock than in other areas of the County, and since income levels are slightly higher, it is fair to assume that housing in Hancock is more affordable than housing in other areas of the County.

According to the Growth Management Opinion Survey, Hancock residents are divided regarding affordable housing in Hancock. Only 24% of the respondents were in favor of encouraging the development of more multi-family housing in Hancock, 34% in favor of giving developers incentives for including affordable units, 11% in favor of encouraging additional manufactured and mobile home parks, and 19% in favor of the Town developing subsidized housing units. However, 32% of the respondents thought that the town should do something regarding affordable housing, with 25% opposed.

32% of the respondents indicated that low land/house/rent prices were a reason for their living in Hancock and 64% said that they spent less than 33% of their income on housing including basic utilities.

g. Planning Implications

Since 1970 the ratio of mobile homes to single family homes has changed considerably. As the population grows, increased demand for housing will either increase the price of existing housing or lead to new construction. The town must recognize the demand for new units as part of its land use strategy.

67% of respondents to the Growth Management Opinion Survey favored the same rate of growth or slower of single-family housing development as occurred in the past ten years. 52% of respondents favored slower or no growth in multi-family housing development and 62% favored slower or no growth in mobile home park development.

Nearly every measure suggested in the Survey for encouraging affordable housing was opposed but respondents were evenly split (between being in favor, neutral and in opposition) on seeing the Town do nothing regarding affordable housing.

Section VI: Land Use Plan details the number of housing units which will be demanded by the year 2000. Based on past trends, it is assumed that these units will be primarily single family and that more than one quarter will be manufactured housing.

The Town's five existing mobile home parks have a total capacity of 183 units. In comparison with other towns of a similar size in the county and in the state, Hancock has more than met its "fair share" and the non-discriminatory requirements of the Manufactured Housing Law. Given the vacant sites and expansion potential of the town's existing parks, no new park sites have been designated in this Plan.

2. SUBSIDIZED HOUSING UNITS

There are no subsidized housing units in Hancock. Ellsworth has some subsidized units and some Hancock residents helped work on the Habitat for Humanity project built in Gouldsboro. Hancock residents are able to obtain partial subsidies through housing loans or vouchers for purchase or rental of existing units.

3. SEASONAL HOUSING UNITS

There is no exact record of how many seasonal units there are in Hancock. The number of seasonal housing units rose from about 157 in 1970 to about 192 in 1980; an increase of 22% while the total number of housing units rose by 51%. Seasonal houses and population have a strong impact on the town's taxes, recreation, transportation, and natural resources.

FIGURE II.C.1 TOTAL NUMBER OF YEAR-ROUND HOUSING UNITS				
	1970	1980	1990	2000
Hancock	379	571	960	1,251
Hancock County	14,378	17,057	20,887	24,717
Source: 1970, 1980, 1990 Census				

FIGURE II.C.2 VACANCY RATES, HANCOCK AND HANCOCK COUNTY, 1990		
	Hancock	Hancock County
Rental Vacancy Rate	8.7%	8.5%
Homeowner Vacancy Rate	.8%	2.1%
Source: 1990 Census		

FIGURE II.C.3
DISTRIBUTION OF HOUSING UNITS BY STRUCTURE TYPE
HANCOCK AND HANCOCK COUNTY, 1970-1980

	Type of Building	1970		1980	
		number	percent	number	percent
Hancock	1 family	314	83.7%	386	67.6%
	2-9 family	2	0.5%	24	4.2%
	10+ family	0	0	1	0.2%
	Mobile home or trailer	59	15.7%	160	28.0%
	Total units	375	100%	571	100%
Hancock County	1 family	12,395	86.2%	13,137	77.0%
	2-4 family	1,081	7.5%	1,489	8.7%
	5+ family	234	1.6%	828	4.8%
	Mobile home or trailer	668	4.7%	1,620	9.5%
	Total units	14,378	100%	17,074	100%

Source: 1970, 1980 Census of Housing

FIGURE II.C.4
DISTRIBUTION OF OCCUPIED YEAR-ROUND HOUSING UNITS BY TENURE

		1970		1980	
		number	percent	number	percent
Hancock	owners	271	83.1%	425	82.7%
	renters	55	16.9%	89	17.3%
Hancock County	owners	9,065	80%	12,037	77.9%
	renters	2,269	20.9%	3,405	22.1%

Source: 1970, 1980 Census

**FIGURE II.C.5
AFFORDABLE HOUSING RENTS AND SELLING PRICES, 1989
HANCOCK COUNTY**

Annual Family Income	Percent of Total Families	Affordable Gross Monthly Rent	Affordable Selling Price
Very Low Income \$0 to \$14,200	19.9%	up to \$360	up to \$31,100
Low Income \$14,200 to \$22,700	22.3%	up to \$570	up to \$50,000
Moderate Income \$22,700 to \$39,000	33.0%	up to \$980	up to \$86,300
Above Moderate Income \$39,000 and over	24.9%	up to \$1500	up to \$133,100
Median Family Income: \$26,000		\$650	up to \$57,400

Source: Office of Comprehensive Planning, D.E.C.D.

**FIGURE II.C.6
AFFORDABILITY INDEX
HANCOCK COUNTY, 1988-1989**

	1988	1989
Index	70.08	67.72
Median Family Income	24,000	26,000
Income Necessary to Afford Median Priced Home	34,246	39,390
Median Purchase Price (MLS)	73,375	85,000

Source: USM Institute for Real Estate Research and Education

II.D

TRANSPORTATION

SECTION II.D: TRANSPORTATION

1. ROADS

This section provides an overview of roads and bridges in Hancock. The location of these roads and bridges is shown on Map #4: Transportation. Most of this information was obtained locally. There are a total of 37.8 miles of public roads in the Town of Hancock, 10.4 miles of which are State roads.

a. Profile of Public Roads

- 1) **Route 1:** the main collector road which links Hancock with neighboring Ellsworth and Sullivan. It is currently maintained by the State Department of Transportation. This road is paved and in good condition.
- 2) **Route 182:** the main collector road which links the town with Franklin. Route 182 is paved and in good condition.
- 3) **Washington Junction Road:** a collector road which connects Hancock to Washington Junction and Ellsworth and serves as a by-pass around High Street in Ellsworth for motorists traveling between Hancock and east of Hancock to Main Street in Ellsworth and west.
- 4) **Hancock Point West and East:** these collector roads run the length of Crabtree Neck near each of its shores.
- 5) **Cross Road:** connects Hancock Point West and East about half way between Route 1 and Hancock Point.
- 6) **Thorsen Road:** connects Washington Junction with Route 1.
- 7) **Old County Road:** crosses Route 1 near Hancock's west town line and connects with Route 184 in Lamoine.
- 8) **Mud Creek Road:** runs south from Route 1 just west of the 1 & Route 182 intersection and into Lamoine where it connects with Route 184.
- 9) **Numerous Local Roads** totalling about 10 miles make up the balance of Hancock's road network.

b. Bridges

There are numerous bridges in the Town of Hancock, shown on Map #4: Transportation. The bridges on Route 1 are maintained by the state and are in good condition. The town maintains several bridges and culverts, none of which are in need of major repair within the next five years.

c. Maintenance and Plowing

Respondents to the Growth Management Opinion Survey felt that Hancock's plowing, sanding and salting, pothole repair, grading of gravel roads, ditch, brush and culvert maintenance and bridge maintenance is acceptable. Hancock sub-contracts for all of its road maintenance and repair. Most of Hancock's roads are posted in the Spring to minimize damage from heavy loads.

d. Usage and Safety of Roads

The Maine Department of Transportation's average daily traffic studies show that traffic on Hancock's roads has increased between 1979 and 1989: a 50% increase on Route 1 and on the West Hancock Point Road and a 38% increase on Route 182. Even with summer traffic, there are few congestion or safety problems. Excessive speeding and ATV travel on the roads poses a safety hazard: although over 50% of the Opinion Survey respondents were satisfied with speed limit enforcement, 44% of respondents to the Growth Management Opinion Survey said that there were occasional or frequent problems with the enforcement of speed limits and

51% said that there were occasional or frequent problems with the control of ATV's on public roads.

The Maine Department of Transportation has gathered information on accidents on Hancock's roads for 1987 through 1989. During this period on Route 1 there were a total of 134 accidents, none of which resulted in a fatality. 45% occurred on straight stretches of road and 42% occurred at an intersection or driveway. 43% were head on, rear end or side swipe accidents, 20% were intersection movement accidents and 22% were vehicles driven off the road. 18 accidents occurred during this period on Route 182, one of which resulted in a fatality. 72% occurred on straight sections of road and almost half resulted from vehicles being driven off the road. On the remainder of Hancock's roads 55 accidents occurred during this period, none of which resulted in a fatality. 27% occurred on the Hancock Point Road (both East and West), 25% occurred on the Washington Junction Road and 24% occurred on the Thorsen Road.

e. Planning Implications: Roads

The road needs of Hancock are primarily residential, with through traffic and commercial traffic confined primarily to Route 1, the Washington Junction Road and Route 182. These roads are of significant quality or size to support commercial traffic and heavy industry in town. Because new commercial and industrial development are not priorities for the town, road improvements can be limited to residential and safety concerns. At a D.O.T. hearing on the widening of Route 1 in September of 1991 those who attended supported not widening Route 1 through Hancock Village in favor of lower speed limits, crosswalks and flashing lights: this suggests that people are more concerned with the character of their town than the driving time between Milbridge and Ellsworth.

Road maintenance plays a large role in the budget of the Town of Hancock. Proper management of a maintenance program can lead to more stable tax, debt, and expenditure levels. Impact fees on new developments to cover the costs of new roads and maintenance are another way to offset transportation costs.

3. OTHER TRANSPORTATION FACILITIES AND SERVICES

a. Public Transportation

Greyhound Buslines' closest terminal is in Bangor. Down East Transportation runs a daily bus from Ellsworth to Bangor year round. The Washington/Hancock Community Agency provides door-to-door on-demand transportation from Hancock to Ellsworth for clients referred to them by the Department of Human Services. These clients must be income-eligible and are typically children in state custody, welfare clients, or handicapped residents. Most longer trips are for medical reasons.

Hancock residents rely primarily on personal autos for their transportation. Public transportation is an issue only in isolated cases of those unable to drive. Hancock's public and private transportation services are currently adequate for the town, given the size of the community.

b. Public Parking Facilities

There are no public parking facilities in the Town.

c. Sidewalks and Footpaths

Hancock does not now have any sidewalks or footpaths but there is some pedestrian traffic in the area of the Town Hall. Very few children walk or bicycle to school. 38% of Survey respondents said that there were occasional or frequent problems with pedestrian and bicycle safety.

d. Railway and Airport Facilities and Services

Hancock is served by Bangor International Airport and the Bar Harbor Airport (in Trenton). The closest active rail lines and freight facilities are in Bangor and Bucksport. Hancock has little reason to be concerned with the construction or maintenance of rail facilities or airports in the area, except as part of general regional economic concerns as they are planned through the Hancock County Regional Planning Commission.

II.E

PUBLIC FACILITIES AND SERVICES

SECTION II.E: PUBLIC FACILITIES AND SERVICES

1. PUBLIC WORKS

a. Water Supply

Homes and businesses in Hancock obtain water from private wells and springs. The town's mobile home parks have shared drinking water sources.

b. Stormwater and Public Sewage Collection and Treatment

Hancock has no public stormwater or sewage system. Stormwater runs off roads in ditches and gullies and eventually into streams. All sewage disposal is through private subsurface septic systems or outhouses.

c. Solid Waste Management

The location of the old Hancock dump and the Recycling Facility are shown on Public Facilities, Historic Sites and Recreation Map (key #4 & 5). The Town contracts to have solid waste picked up and sent to PERC in Orrington. Trash collection in Town is contracted with Jordan and Sons. White goods removal is contracted with Grimm Industries. White goods, building materials and brush are all still accepted at the old Hancock dump.

Hancock's land fill was rated by the Bureau of Land on its Open-Municipal Solid Waste Landfill Priority List. Hancock scored 10 out of a possible 105; this land fill poses a low threat, either documented or potential, to public or private drinking water supply, groundwater supply and surface waters.

Recycling in Hancock is the result a coordinated effort among a league of area towns. This is a very innovative approach to the recycling problem and has been held up as a model to other communities in the State. The new Coastal Recycling building opened in February 1991 on Route 182 in Hancock. This facility accepts recyclable goods from Hancock residents including newsprint, white paper, corrugated paper, glass, tin, and aluminum. This site is also used by the participating area towns which collect recyclable goods locally and transport them to Hancock for baling and collective shipping to buyers of the materials.

Respondents to the Growth Management Opinion Survey registered satisfaction with the Town's trash pickup services.

d. Maintenance of Municipal Buildings and Public Areas

The Town Hall and the Hancock Grammar School are the only publicly owned and maintained buildings in Hancock. Their location is shown on the Public Facilities, Historic Sites and Recreation Map (key #11). The Town Hall received \$10,000 in revitalization in 1989 which included new office space to accommodate the new computer system and complete re-painting. It is used for Town meetings and Planning Board, Selectmen and Board of Appeals meetings. The historical society uses part of the second floor for its activities.

The cemeteries are maintained with both private and town funds as is the Monument lot.

The Town stores its road sand and salt at a pile off Route 1 near the Hancock-Sullivan bridge.

e. Planning Implications

The provision of public services is very important for the continued growth of a community. Because all water and septic services are private, it is important that the town assure that development occur on land suitable for septic systems and that the town protect its aquifers and

subsurface water supplies, as discussed in Section II.G: Water Resources and the Section VI: Land Use Plan of this report.

The Town has much to be proud of in its new recycling program but should still actively manage its waste disposal. Proper planning and well conceived solutions could save the town money in the next few years. There are currently few active regional waste management associations. Due to the rapidly changing waste management policy in Maine it is likely that more regional cooperation will become available in the near future. The Hancock County Planning Commission should be completing various assessments of regional waste and recycling needs within a year. Assessments of existing landfills and disposal rates change on a monthly basis.

2. POLICE, FIRE AND EMERGENCY SERVICES

a. Hancock County Ambulance Service

Through direct contributions and Town taxes (\$1400 in 1989) the Town of Hancock receives ambulance services through the Hancock County Ambulance Service. The nearest ambulance is in Ellsworth. The Service is staffed by full and part time employees. Recruiting and training is ongoing. 55% of respondents to the Growth Management Opinion Survey felt that County Ambulance's service was good or adequate.

b. Hancock Volunteer Police Department, Hancock County Sheriffs Office and Maine State Police
Hancock is served by a Volunteer Police Department which consists of Town residents headed by a Police Chief. The Department is equipped with a cruiser, phones and two-way radios. 72% of Survey respondents felt that this Department's services were good to adequate.

Through County and State assessments and taxes, the Town of Hancock also receives police and protective services through the County Sheriff and the State Police on call. 72% of respondents felt that service from the County Sheriff was adequate to good.

c. Hancock Volunteer Fire Department

The Hancock Volunteer Fire Department is staffed by Town residents. The Town also pays a nominal annual amount to a Town Fire Ward and Town Assistant Fire Ward. In 1988-1989 the Department responded to 26 fires, 8 of which were grass and brush fires, 5 of which were chimney fires, 2 of which were car fires and 2 of which were at the dump. The VFD's operation and capital improvements are funded through Town contributions and fund raising events. The Town contributed \$11,500 to the operation of the Hancock Volunteer Fire Association in 1989. \$21,320 was also spent on a tank and hydrants, a future fire truck fund, equipment and doors. The Town has two fire stations which are located on the Public Facilities, Historic Sites and Recreation Map (key #34).

d. Planning Implications

It is recommended that future growth be encouraged to occur on well maintained roads to facilitate service by the fire and police departments and that standards be adopted for the construction and maintenance of the existing town roads.

3. EDUCATION

The Hancock School Department is a member of School Union #92. The school is run by a five-member school board whose members are elected to 3 year terms on a rotating basis. Adult education is available at Ellsworth and Sumner High Schools. The Boggy Brook School in Ellsworth also serves as a center for classes through the University of Maine System, and through technical and business colleges based in Bangor.

a. Facilities and Programs

The Hancock Grammar School, located at Hancock Corner, was built in 1952 at a cost of \$45,000. Additions were made in 1971 and 1990 costing \$92,000 and \$950,000 each. The State has paid 85% of school construction costs. The capacity of the school is 250 students and is staffed by 15 teachers. The school is in overall excellent condition and is equipped with an all purpose gym, library, science room and special education facilities. The Town's 4th and 8th grade classes consistently perform at or above the State average in most areas. Test results are reviewed annually and areas of concern are addressed through the school improvement process. The school is available for community use on mens' and women's recreation nights, church recreation activities, town meeting and community fund raisers. There are 3 elementary and 2 high school busing routes served by Town owned busses. In 1991 an additional bus was added to the fleet improving the overall quality of this service.

The Christian Day School is a private school in Ellsworth which is attended by some Hancock residents. A few children are educated at home, but the School Board and Principal are concerned about the curriculum used to educate these students and that the students do not take advantage of extra-curricular activities.

b. Student Enrollment

Figure II.E.1 shows historical and current student enrollment totals for the Hancock Elementary School by grade. Figure II.E.2 shows the enrollment of Hancock students at the secondary school level.

The Maine Department of Education and Cultural Facilities gives figures which differ slightly from these. It reports that in 1988, 277 Hancock students were educated at public expense: 187 at the elementary school level and 90 at the secondary level. It also reports that in 1989, 251 students were educated at public expense: 176 at the elementary school level and 75 at the secondary level. The Town's figures account for 272 students in 1988 and 253 in 1989. Both sets of data show a drop in total student enrollment between 1988 and 1989 but the Town shows a jump in elementary school enrollment in 1990: an increase of 8% after some years of fairly even enrollment figures. Based on preliminary enrollment figures, the elementary school enrollment dropped 10% in the 1991-92 school year.

c. Finance and Expenditures

The education budget has been rising steadily, both in terms of per pupil costs and total expenditure. The per pupil cost had been lower than the State average until the 1988-89 school year when it slightly exceeded it: \$3,109 versus \$3,079. Many of these costs are due in large part to increasing statewide mandates and expectations of public schools, and therefore cost controls are beyond the jurisdiction of the towns and school board.

d. Planning Implications

The Hancock Elementary School is feeling growth pressures: it is now near capacity. The other concern of this school is the teacher to student ratio. A majority of respondents to the Growth Management Opinion Survey who had an opinion were satisfied or very satisfied with the quality of elementary, high school, vocational, and adult education offered. A large portion of respondents were neutral on many or all of these questions.

4. HEALTH CARE

The health care needs of the Town of Hancock are currently met by the Maine Coast Memorial Hospital in Ellsworth, St. Joseph's Hospital and Eastern Maine Medical Center in Bangor and various doctor's offices and clinics, including Med Now in Ellsworth and the Eleanor Widener Dixon Memorial Clinic in Gouldsboro. There are also health care facilities, for the elderly, in Ellsworth, Sullivan, Brewer, and Bangor.

5. CULTURAL RESOURCES

There are a number of cultural resources available to the residents of the Town of Hancock. Locally, the Pierre Montoux School for Conductors and Orchestra Musicians, in addition to offering training for conductors gives excellent public concerts in its hall near Hancock Corner. Concerts are occasionally held at the Union Congregational Church. The Hancock Point Chapel offers good concerts, readings and lectures. Good readings and lectures, in addition to book lending services, are seasonally offered at the Hancock Point Library. In Ellsworth the Ellsworth Public Library is a good resource as is the Grand Theater which presents plays, films and music programs.

6. OTHER MUNICIPAL FACILITIES AND SERVICES

Hancock has a Town Meeting form of government and holds its annual meeting in May of each year. The Town of Hancock provides basic municipal services and administration. The following officers are elected by popular vote at Town Meeting: Selectmen (5 individuals who also act as Assessors and Overseers of the Poor), School Committee, Planning Board, and Road Commissioner. The Tax Collector, Town Clerk, Treasurer, Town Health Officer, Code Enforcement Officer and Plumbing Inspector are appointed by the Selectmen. The Tax Collector works closely with the Assessors and is particularly concerned with mobile home parks because trailers are sold and moved out without required notice to the Town Office so that Tax Certificates can be issued.

**FIGURE II.E.1
SCHOOL ENROLLMENT BY GRADE:
HANCOCK, 1987-1990**

Grade	1987	1988	1989	1990
Kindergarten	26	36	30	35
First Grade	16	22	27	25
Second Grade	24	19	17	31
Third Grade	15	21	16	27
Fourth Grade	17	13	22	19
Fifth Grade	28	19	15	15
Sixth Grade	16	25	17	27
Seventh Grade	17	18	24	16
Eighth Grade	17	17	14	22
Total Enrollment	176	190	182	217

Source: Superintendent's Office, Town Reports

**FIGURE II.E.2
HIGH SCHOOL ENROLLMENT BY SCHOOL:
HANCOCK, 1987-1990**

	1987	1988	1989	1990
Ellsworth High School	72	60	51	55
Sumner High School	17	19	16	15
Other	2	3	4	3
Total Enrollment	91	82	71	73

Source: Hancock Town Reports

II.F

RECREATION

SECTION II.F: RECREATION

1. RECREATIONAL FACILITIES AND PROGRAMS

The following recreational assets are mapped on the Public Facilities, Historic Sites and Recreation Map:

a. Boat Landing

The HPVIS Wharf is at Hancock Point and offers boat launching, a town sailing program, a pier and a float. It is privately owned and available for use by all ages of Hancock residents. The Town currently donates \$1200 per year for its maintenance.

b. HPVIS Tennis Courts

Also located on Hancock Point, these four courts are owned and used by HPVIS members. These are open to the public for a fee pending scheduling requirements.

c. Hancock Grammar School Gym, Ball Field and Basketball Courts

This facility is used by students at the School and other people in the evenings including men's and women's recreation groups. There is room for spectators at the basketball courts. This facility was recently renovated with a new addition and now adequately meets the needs of the Town.

d. YMCA

The new YMCA in Ellsworth offers many programs to area residents in exchange for annual dues or fees. The facility includes a large indoor lap pool and gymnasium and offers many classes for all ages. The Town donated \$2500 to the YMCA last year.

e. Youth Group

This group is sponsored by the Union Congregational Church, funded by church members and serves people ages about 8 to 14. The program is staffed by church members and parents.

f. Hancock Community Center

This facility is owned by the Hancock Women's Club and is open to use by any organization. It is used regularly by the Historical Society and many community groups.

g. Monument Lot

Located on Route 1 at Hancock Point Road, this lot is maintained by the Town for \$500 per year and is currently used for Memorial Day services. It is under 1 acre in size and is the important location of the annual Hancock Days picnic.

h. White Birches Golf Course

The White Birches maintains a 9 hole golf course which is open to the public for a fee.

There are some nature study areas, walking/jogging paths and cross country skiing areas in Hancock which are on private properties. Also, some Hancock residents make use of the Fitness Center in Ellsworth, the Sullivan-Sorrento Recreation Center, the Sumner High Adult Recreation Program and the Holiday Inn pool in Ellsworth.

74% of respondents to the Opinion Survey indicated that the areas most frequently used by Hancock residents for recreation are their own properties. 48% of respondents felt that the Town should work to develop additional public access and recreation areas for the citizens of Hancock and 45% felt that in particular there was insufficient access to the coast in Hancock and that the town should acquire a right-of-way for the public.

3. RECREATIONAL RESOURCES

Ellsworth offers important recreational resources such as health clubs, sports areas, exercise centers, and the YMCA. Mount Desert Island and Acadia National Park also provide excellent recreation opportunities.

The State owned Taunton Bay Wildlife Management Area has 105 acres of undeveloped land with 5,500 feet of water front on Frenchman's Bay.

Recreation issues such as access to surface water, open spaces, and picnic areas cannot be analyzed adequately for Hancock without also considering the assets of the surrounding area. The 1988 Maine State Comprehensive Outdoor Recreation Plan (SCORP) includes an assessment of regional recreational needs and recommended State standards for provision of recreational facilities. SCORP gives some information about the Ellsworth area. Because of the proximity of Acadia National Park, the Ellsworth area ranks high in terms of picnic areas and trails. However, it ranks 11th, just above the mean, for provision of freshwater swimming. The other identified recreational need for the Downeast/Acadia Region is camping.

4. PLANNING IMPLICATIONS

It is very important that any residential area have adequate recreation opportunities, either in that community, within the municipality, or on a broader regional scale. Open spaces, public parks and recreation programs serve a vital function in a community: they ensure that the people have somewhere to go to enjoy the outdoors. Parks give children safe areas to play, provide areas for local functions, and are open spaces which provide an aesthetically pleasing atmosphere. Public access to the ocean, ponds and streams is also important because surface waters offer recreational opportunities including fishing, swimming and boating. Access to surface waters has been guaranteed by the State Legislature which reserves the right of people to cross unimproved land to get to a great pond. This does not give people the right to engage in activities on the shore without the permission of the land owner and there is no analogous State rule which guarantees access to the ocean.

Hancock should work on two levels to assure recreational opportunities: regional and local. Regional efforts coordinated by state or county agencies, based partly on the 1988 SCORP, should be supported by the Town. On a local level, the Town should continue to work to provide both public and private recreational opportunities.

Hancock residents currently have limited access to surface water at the HPVIS Wharf. Otherwise, residents are dependent upon the continued public availability of private shore front land for water access: an ironic predicament for a Town with extensive surface water resources. The Town should strongly consider developing picnic and swimming areas in Town. Such a facility would add to the community's recreation resources and guarantee public access in the future.

Committee members, hearing of the D.O.T.'s plans to replace the Hancock/Sullivan Bridge, took the opportunity to contact the D.O.T. to see if the area where the existing bridge meets could be turned over to the town as a water access point when the new bridge becomes operational. The D.O.T. was not unwilling to consider this possibility when the bridge is replaced.

Much discussion at a public information meeting centered around the water access sites in town. It was generally agreed that access to the H.P.V.I.S. wharf might soon need to be controlled by adopting and enforcing parking regulations on streets near the dock.

Access to the water on Taunton Bay should not be heavily developed because of the navigation difficulties at the reversing falls. If the HPVIS finds it necessary to limit access to their dock to members only, the town should try to identify water access sites on the Skillings River side of town or work with Sullivan or Lamoine to develop shared facilities.

II.G

MARINE RESOURCES

SECTION II.G: MARINE RESOURCES

1. INTRODUCTION

Hancock's marine resources include its harbors and bays as well as its flats and fishing grounds. Traditionally the sea shore has been the site of water dependent uses which were once the mainstay of Hancock's economy. Over time and with the increase in the value of shorefront property, public access to the ocean has become increasingly difficult to find. Today marine resources maintain some of their value as a source of livelihood and are increasingly valued for their environmental, recreational and scenic qualities. The goals of this section are to:

- a. identify and profile Hancock's marine resource areas, harbors, and water dependent uses in terms of their accessibility, use, and importance to Hancock's and the region's economy;
- b. assess the adequacy of existing mooring areas, facilities and public access points to handle current use demands;
- c. predict whether improvements will be needed to adequately accommodate the use demands of the projected population;
- d. predict whether the viability or productivity of marine resource areas, or the viability of commercial fishing and other important water dependent uses will be threatened by the effects of growth and development;
- e. assess the effectiveness of existing measures designed to protect and preserve marine resource areas and important water dependent uses.

2. MARINE RESOURCE AREAS

The harvesting of clams, lobster and scallops constitutes the bulk of marine harvesting, though marine worms, kelp and sea urchin harvesting is showing increased activity.

a. Clams

The principal soft clam flats in Hancock are located in Kilkenny Cove, Hills Cove, Old Pond, Jellison Cove, and along the shore from Kilkenny Cove to Youngs Bay.

b. Lobster

There are currently about 3 or 4 boats lobstering out of Hancock. The three lobster pounds in town are the Wet Lobster Company, Ford Lobster Company, and Saunders Lobster Pound.

c. Scallops

Sea scallops are found off the east and west sides of Hancock Point. Two fisherman from Hancock drag commercially.

d. Sea Urchins

Sea Urchins are harvested in Hancock waters for export to the Far East.

e. Kelp

Kelp harvested in Hancock waters is marketed by Maine Sea Coast Vegetables of Franklin.

f. Marine Worms (Blood and Sand Worms)

In 1980 the U.S. Fish & Wildlife Service identified Egypt Bay and Kilkenny Cove as marine worm harvesting areas. These worms are harvested by independent diggers for Eastern Bait and Maine Bait Companies for export to the Middle and Southern States where they are sold for use as bait. Worms are harvested all year, except for wreath season and the two colder winter months.

3. HARBORS AND BAYS

a. Hancock Point Village Improvement Society Wharf

Most of the boats in Town are moored here. Other boats are moored at private wharves or individually moored off waterfront homes. More than 50 recreational boats use the waters off the Hancock Point Village Improvement Society Wharf, with another 25 boats scattered around the point during the summer months. Facilities available are geared primarily to recreational boats.

b. Taunton Bay

Taunton Bay is located between Egypt Stream and Tidal Falls and between Hancock, Sullivan, and Franklin. At low tide about half of the Bay is a tidal flat. The water quality classification for this area is SB. Class SB waters are of the second highest state classification of marine waters and are suitable for recreation in and on the water, fishing, aquaculture, and propagation and harvesting of shellfish. By State standards, discharges into Class SB waters shall not cause adverse impact to estuarine and marine life and no new discharges into Class SB waters will be allowed which would cause closure of open shellfish areas by the Department of Marine Resources. This bay is one of top two Class A coastal wildlife concentration areas between Penobscot and Cobscook Bays.

c. Youngs Bay

Youngs Bay is an eastern cove of the Skillings River. It is bordered to the southeast by Crabtree Neck. This area has a water quality of SB2 (a slightly lower classification than SB) and contains the productive clam flats. This is a very shallow body of water with an average depth of 1 to 2 feet at mean low water.

d. Kilkenny Cove

Kilkenny Cove is located between the end of Kilkenny Stream and the Skillings River. This water, like Youngs Bay and the rest of Skillings River, has a water quality of SB2.

e. Hancock Point

The waters surrounding Hancock Point in Sullivan Harbor and Frenchman Bay have a water quality rating of SB. There is good deep water frontage along these shores.

The State does not identify the Mount Desert Ferry site as a prime site for a water dependent use, but this is zoned "General Development". There are plans to build a small marina there and develop gradually. Hull clearing and crane service is available.

4. AQUACULTURE

Aquaculture has been expanding in recent years. Penobscot Salmon Company has transport pens located on Taunton Bay in Franklin. These pens are used to transport fish from Franklin to their Preble Island lease area in Sorrento. There are no known plans for locating fish rearing pens in Taunton Bay or elsewhere in Hancock.

Seven areas on Crabtree Neck and one further north in Kilkenny Cove have been identified by the Maine State Planning Office as having the potential for being developed for water dependent uses.

Three are located on the eastern side of the Neck and four are located along the western side. The identification of these sites were based on the following criteria:

1. Land slopes less than 15% within 250 feet of the shore;
2. Water depth of at least 5 feet within 150 feet of the shore at mean low water; and
3. The presence of reasonable protection from excessive winds and seas year-round.

5. PUBLIC ACCESS POINTS

Residents of Hancock have fairly good shore access. There are two places to hand launch boats: one at the HPVIS Dock and one at the Carrying Place Inlet off U.S. Route 1. A boat can be launched from a trailer at the HPVIS Dock.

The location of these access points are shown on the Forest, Agriculture and Marine Resources Maps.

6. OVERBOARD DISCHARGE LICENSES

The following information was supplied by the D.E.P. on the location of overboard discharge licenses in Hancock:

<u>Name</u>	<u>Facility type</u>	<u>Treatment type</u>	<u>Receiving water body</u>
Christopher T. Bever	Single family dwelling	Mechanical	Frenchman Bay
Kenneth Johnson	Single family dwelling	Sand filter	Frenchman Bay
Jay Osler	Single family dwelling	Sand filter	Frenchman Bay
Gary Taylor	Single family dwelling	Sand filter	Sullivan Harbor
Stephen Weber	Single family dwelling	Sand filter	Frenchman Bay

These licenses permit the discharge of treated waste water into marine waters. Overboard discharge units are a source of nutrients and chlorine in marine waters. If they are not operating properly, they are a source of bacteria, also. The D.E.P. estimates that 50% of overboard discharge units are not working properly and that over the life of the mechanical units failure is expected at some time or another. Both sand filter and mechanical units may fail if chlorine levels are not properly maintained.

7. PLANNING IMPLICATIONS

Hancock has traditionally been a community that has relied on the ocean for a part of its economic vitality. Today only a few Hancock residents still depend on the ocean for their livelihoods. Nonetheless, it will be necessary for the town to take steps to ensure that the environmental integrity of the Town's marine resources is preserved.

The importance of the Town's significant estuarine areas is not only local, but regional, state and national as well. The role these areas serve in the food chain and as nursery areas for harvestable stocks connects them directly with the productivity of Frenchman Bay, the Gulf of Maine, and beyond.

8. STATE COASTAL MANAGEMENT POLICIES

The following policies were developed by the Maine State Planning Office for the management of coastal areas.

- a. Ports and Harbors Policy: to promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation, and recreation.

- b. State-Municipal Cooperation Policy: to encourage and support cooperative state and municipal management of coastal resources.
- c. Ecological Integrity Policy: to manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters, and to enhance the economic value of the State's renewable resources.
- d. Air Quality Policy: to restore and maintain coastal air quality to protect the health of citizens and visitors, and to protect enjoyment of the natural beauty and maritime character of the Maine coast.
- e. Water Dependent Access Policy: to support shoreline development that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline, and that considers the cumulative effects of development on coastal resources.
- f. Outdoor Recreation Policy: to expand the opportunities for outdoor recreation, and to encourage appropriate coastal tourist activities and development.
- g. Coastal Hazard Areas Policy: to discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides, or sea-level rise, it is hazardous to human health and safety.
- h. Critical Natural Resources Policy: to protect and manage critical habitats and natural areas of state and national significance, and to maintain the scenic beauty and character of the coast, even in areas where development occurs.
- i. Water Quality Policy: to restore and maintain the quality of our fresh, marine, and estuarine waters to allow for the broadest possible diversity of public and private uses.

State Coastal Management Policies "e" and "f" are somewhat difficult policies for the Town of Hancock to strictly comply with. This is because additional "coastal tourist activities" are not necessarily favored, nor is additional "public access" to the shore considered a priority matter.

II.H

WATER RESOURCES

SECTION II.H: WATER RESOURCES

1. INTRODUCTION

Hancock's water resources include both surface and ground water. Both begin as precipitation, which either infiltrates into the ground or flows across the ground surface.

Surface water flows in watersheds in the form of intermittent and perennial streams, through wetlands, lakes and ponds, into rivers and eventually into the ocean. During periods of heavy precipitation and severe storms, surface water overflows its normal channels, flooding low lying areas, endangering life and causing damage to property.

Ground water is water that has infiltrated through the soil into water bearing subsoils and fractured bedrock, where it either continues to travel until it breaches the surface again as springs or seeps, is tapped and drawn up through wells, or remains below trapped in bedrock deposits.

2. HANCOCK'S WATER RESOURCES

a. Watersheds

Hancock contains part of one major watershed which also includes parts of Ellsworth, Township 8 and Franklin. Hancock also contains all or part of 8 minor watersheds. The boundaries of these watersheds are shown on the Natural Resources Map.

b. Major Streams

Hancock contains parts of four named streams and their tributaries. They are:

1. Kilkenny Stream
2. Egypt Stream and West Branch Egypt Stream
3. Spring Brook
4. Card Brook
5. Martin's Brook

The location of these streams and their tributaries are shown on the Natural Resources Map. The Maine Department of Inland Fisheries & Wildlife (I.F. & W.) states that Kilkenny Stream has a moderate to high fishery value with an average to above average seasonal Brook Trout fishery. The East and West branches of Egypt Stream as well as the main stem have moderate value with average seasonal Brook Trout fisheries.

c. Freshwater Wetlands

There are three major wetlands in Town in addition to numerous small wetlands. The major wetlands are:

1. around Kilkenny Stream including Back Meadow,
2. around the unnamed stream east of Kilkenny Stream,
3. forested wetlands in the middle of Crabtree Neck.

Freshwater wetlands are of interest to both the Maine Department of Environmental Protection (D.E.P.) and the I.F. & W. Hancock has 11 freshwater wetlands mapped by the D.E.P., 2 of which are regulated under the Natural Resources Protection Act (see Figure II.H.1). The Natural Resources Map shows the locations of fresh water wetlands areas mapped by the D.E.P. The I.F. & W. has mapped significant wetlands and wildlife habitat in Hancock. There may be additional areas of hydric soils which are not included in either the D.E.P. or I.F. & W.'s maps. However, these maps are sufficient for planning purposes.

**FIGURE II.H.1:
HANCOCK'S WETLANDS MAPPED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL
PROTECTION**

WETLAND #	WETLAND TYPE	REGULATIONS
188	SHRUB SWAMP	STREAM ALTERATION ACT
189		STREAM ALTERATION ACT
190	INLAND SHALLOW FRESH MARSH	STREAM ALTERATION ACT
195		STREAM ALTERATION ACT
196		STREAM ALTERATION ACT
197		FRESHWATER WETLANDS ACT
198		STREAM ALTERATION ACT
199		STREAM ALTERATION ACT
200		STREAM ALTERATION ACT
201		STREAM ALTERATION ACT
238		FRESHWATER WETLANDS ACT

Source: Maine Department of Conservation, Geological Survey. Map #27, 1983.

d. Lakes and Ponds

Hancock contains all of Simmons Pond. There are no other lakes or ponds in Hancock. Simmons Pond is located in the northwest corner of town and is shown on the Natural Resources Map.

Simmons Pond has a surface area of 7 acres and a drainage area of 56.3 acres about two thirds of which lies in town. This pond has no outlet, a maximum depth of 27 feet and an average depth of only 11 feet. There is no phosphorus loading data available from the D.E.P. about this pond but the water quality is ranked by that agency as "Moderate/Sensitive".

The U.S.G.S. reported in 1953 that Simmons Pond is too small, too acid, and too highly deficient in dissolved oxygen to successfully support fishable populations of either warm- or cold-water game species. However, in 1991, the Department of Inland Fisheries and Wildlife reported that the pond has a high fishery value with a good stocked Brook Trout fishery there.

e. Flood Hazard Areas

The Town enacted a Floodplain Management Ordinance in March of 1987 and revised it in 1991 in compliance with the National Flood Insurance Program which is regulated by the Federal Emergency Management Agency (F.E.M.A.). The boundaries of the flood hazard areas correspond with the coastline and areas of Kilkenny Stream and Egypt Stream (shown on the Geologically Restricted Sites Map).

f. Ground Water

Ground water in Hancock occurs both in surficial deposits or sand and gravel aquifers and in fractured or porous bedrock in bedrock aquifers. Hancock contains one ground water aquifer which is shown on the Natural Resources Map. Maine Geological Survey Aquifer #19 is a very large and significant sand and gravel aquifer with some cobbles and boulders. It runs in a north-south direction along the town's boundary with Ellsworth and has potential yields of 10-50 gallons per minute and in excess of 50 gallons per minute around Simmons Pond. At least five gravel pits are located in town on this aquifer. There were no potential sources of ground water contamination indicated near these aquifers by the Maine Geological Survey in 1981.

There is no public water supply in Hancock. There are no plans on the immediate horizon to develop the Town's large sand and gravel aquifer as the source for public water by either the City of Ellsworth or the Town. Ellsworth has conducted extensive engineering studies and has concluded that the relatively low yields of the aquifer make it an uneconomical source. Given current and foreseeable development patterns, low yields, and alternative sources, it is not very likely that the aquifer will ever become important as a public water supply in Hancock. However, since all residents and businesses in Hancock rely on private wells, the protection of groundwater quality throughout the town remains an important public issue.

3. EXISTING AND POTENTIAL WATER QUALITY PROBLEMS

a. Identified and Potential Point Source Pollution

Point source discharges are sites where a pollutant is being discharged directly into an identified body of water. There is one known point source of pollution in Hancock at the Hancock Ellsworth Tanners, Inc. at the corner of Routes 1 and 182. The D.E.P. has concern over the discharge of chrome at this site and has referred the case to the Environmental Protection Agency. The Tannery is not now operating but the D.E.P. may still be concerned with chrome if there is still some remaining at the site.

The L.S. Thorsen Corp was listed with the State as a generator of 100 to 1000 kg of hazardous waste per month as of September 1990.

There is one known underground oil spill in Hancock which was listed with the Maine D.E.P. in July of 1988. The D.E.P. does not give the location of this spill, but at that time it was 105th on the State's priority list for remedial action. Irving Oil and Hancock Oil Company have oil storage tanks located on the Washington Junction Road. The D.E.P. lists underground tanks on a list compiled in July 1990 at Tideway Convenience Store, Hancock Foods, Inc., Hancock Grammar School, L.S. Thorsen, Corp., and Emery G. Purslow. There may be others not listed by the D.E.P.

b. Identified and Potential Non-Point Source Discharges

Non-point source pollution is contamination which does not arise from a single identifiable source, but rather as runoff or leaching from an area. The D.E.P. has identified one potential non-point source of pollution in Hancock: the D.E.P. estimates that there are 2500 cubic yards of sand and salt at the Town owned storage site. This pile is listed as a moderate priority because it is an area which is not served by public water, and is having no known impact on existing private water supplies.

In addition to the sand and salt storage pile, there are numerous other potential sources of non-point pollution. These include roads, farms, lawn fertilizers, and failed septic systems. Although there is no data available on the condition of septic systems in Hancock, there are two reasons to suspect that they might be a problem in some areas. First, the soils in most of Hancock are not well suited for septic systems so the systems are likely to be failing in many areas. Second, there are

numerous old seasonal dwellings in the shoreland areas. It is probable that, over time, these systems have deteriorated.

4. EXISTING WATER QUALITY PROTECTION PROGRAMS

a. Ground Water Protection Program

In recognition of the critical nature of ground water resources to the health, safety, and general welfare of the people of Maine, the Legislature has declared that an adequate supply of safe drinking water is a matter of highest priority. Therefore, it will protect, conserve, and maintain the State's ground water resources by eliminating sources of pollution such as the leachate from landfills, hazardous waste sites and underground sewerage disposal; and by identifying potential sources of ground water pollution.

b. Natural Resources Protection Act

In order to protect Maine's rivers, streams, great ponds, and freshwater and coastal wetlands, this Act requires permits through the D.E.P. for any construction adjacent to identified water resources.

c. Maine State Water Classification Program

The purpose of this program is to classify the water resources of Maine by level of quality in order to eliminate discharge of pollutants into State waters where appropriate, and to protect the quality of the State's waters.

d. Mandatory Shoreland Zoning Act

This Act requires towns to adopt Shoreland Zoning Ordinances which control development within 250 feet of the shore of any great pond, river, or salt water body; and sets a minimum setback for development of 100 feet from the shores of any great pond, river, or salt water body.

e. Maine State Plumbing Code

The Code sets minimum standards for the siting and construction of waste water disposal systems. These standards prohibit new septic systems in steep areas and poor soils.

f. Hancock Ordinances and Codes

Hancock's Environmental Control Ordinance (amended 1991) and Floodplain Management Ordinance (revised in 1991) are designed to protect water resources. Hancock's water quality is further protected through enforcement of the State Plumbing Code by the local Plumbing Inspector.

5. ANALYSIS

a. Analysis of Existing Water Resource Problems

1. Sand and Salt Storage Pile

There is no evidence that the Sand and Salt Storage Pile is contaminating Hancock's water resources, however, it is an identified threat.

2. Shorefront Septic Systems

Again, there is no proof that certain septic systems in Hancock are affecting surface water quality. The Town should consider testing all shorefront septic systems, especially those in older homes, and recommending their replacement. The Town can apply to the D.E.P.'s Small Communities Program, which helps individuals finance the replacement of failed septic systems.

3. Industrial Development over the Aquifer

The town's industrial zone coincides with the large aquifer which runs along the town's boundary with Ellsworth. Some of the industrial zone is almost entirely residential and might be rezoned for residential. A number of the industrial uses involve sand and gravel mining, road construction and concrete preparation. Other uses are Hancock Foods, Crobb Box, and blueberry cultivation. The Growth Management Opinion Survey identified no need for more industrial area. Even if this area is rezoned, existing uses are grand-fathered and would continue, at least for a while; the large road construction company to the south of Route 1 (MacQuinn) falls entirely outside the industrial zone even today. The Town could limit the types of future development to reduce their potential threat to the ground water resources.

b. Potential Water Resources Problems From Future Growth

1. Pollution of Surface Waters from non-point runoff

New development will cause increased runoff from roads, lawns and construction sites. This runoff could decrease the quality of Hancock's wetlands, streams and pond. Of particular concern is increased phosphorus loading, especially in Simmons Pond where the water quality is considered "moderate/sensitive". Increased phosphorus could cause an algal bloom to occur in this pond. In order to protect Hancock's pond, the town may need to adopt a Watershed Management Program which limits the amount of phosphorus, among other pollutants, which flows into the pond as a result of increased development. The development of a Watershed Management Program may be too costly an undertaking for such a small pond. But this pond is located in the middle of the aquifer and measures taken to protect the aquifer would also help protect this pond.

2. Aquifer Contamination or Destruction

There is no evidence that the sand and gravel aquifer has been contaminated; however, there are several gravel pits, a number of other industrial uses, and a mobile home park on Hancock's aquifer.

The Ellsworth Comprehensive Plan recommends re-zoning their existing industrial area over the aquifer as R-3: residential with a 3 acre lot requirement. The only industrial uses in Ellsworth located on this aquifer are the Town's road maintenance lot and the new Telephone company building.

In Hancock the industrial uses are far more numerous and involve many job opportunities. The uses also may be more harmful to the aquifer's water quality. Most of the land over the aquifer is now zoned industrial.

Additional development near the aquifer could contaminate the water, possibly to the detriment of dependent private wells. Further research about the recharge area, potential and use of this aquifer is needed to determine the best way to protect this water resource. In the meantime, the Town should consider protecting the aquifer and the surrounding area from incompatible development or further destruction by use of an Aquifer Protection Overlay Zone.

3. Flood Damage

The Town should continue to limit future development in Flood Hazard Zones in order to minimize flood damage and to protect environmentally sensitive areas.

II.I

CRITICAL NATURAL RESOURCES

SECTION II.I: CRITICAL NATURAL RESOURCES

1. INTRODUCTION

The purpose of this section is to:

- a. identify and profile the town's significant critical natural resources particularly their extent, characteristics, and significance;
- b. predict whether the existence, physical integrity, or quality of identified significant critical natural resources will be threatened by the effects of future growth and development; and
- c. assess the effectiveness of existing measures to protect and preserve significant critical natural resources.

2. IDENTIFIED CRITICAL NATURAL RESOURCES

a. Areas Identified By the State Critical Areas Program

The Maine Critical Areas Program (Title 5, M.R.S.A., Chapter 312) was created by the 106th Legislature, in 1974. Critical areas are defined as naturally occurring phenomenon of statewide significance which because of their uniqueness, rarity or other critical factors are deemed important enough to warrant special planning and management consideration. These areas include those places where changes in use would jeopardize resources of natural, educational, historic, archaeological, scientific, recreational, or scenic significance.

To meet the requirements of this program, areas must be identified, catalogued and submitted to the Critical Areas Advisory Board for review. Landowners of affected land have an opportunity to respond to the registration. The status of the proposed area is then decided based on the following criteria:

1. The provisions of the statute;
2. Values and qualities represented by the area;
3. Probable effects of uncontrolled use;
4. Present and probable future use;
5. Level of significance; and
6. Probable effects of registration both positive and negative.

There are two areas near the Hancock line in Franklin which are now registered with the State Critical Areas Program and mapped on the Natural Resources Map. They are:

1. Burying Island Heronry
2. Taunton Bay

b. Areas Recognized as National Natural Landmarks

National landmarks of significant state and federal importance are to be preserved for the future enjoyment by other citizens and to protect their environmentally unique characteristics. There are no National Natural Landmarks in Hancock.

c. Areas Identified by the State Natural Heritage Program

Sites listed with the State Natural Heritage Program are selected for their contribution to the natural diversity in Maine. There are no sites in Hancock registered under this program. This does not mean that significant natural resources or rare and endangered plants, animals or natural communities do not occur in Hancock, only that the Natural Heritage Program staff is not aware

of any inventories or surveys that have been conducted specifically to search for these features and species.

d. Scenic Areas and Views

Scenic areas and views are important to a community both for their aesthetic qualities and their recreational value. These areas provide a place for citizens to enjoy the beauty of the outdoors and increase the quality of life in the Town. Although 41% of respondents to the Growth Management Opinion Survey felt that there was adequate or too much preservation of scenic areas, 32%, a larger minority than typical for the resource protection questions in this Survey, felt that there was inadequate protection of scenic resources.

There are a number of Scenic Points of View from public roads and public waterways located in Hancock:

1. Tidal Falls: the view is of a reversing tidal falls, island and undulating tree-lined shore which is rated as having a high value with both water and geologic features.
2. Route 1 Bridge: the view to the northwest and southeast is of a narrow waterway and undulating tree-lined shore and is rated as having a medium value.
3. At Route 1 above the bridge: the view has the bridge in the foreground and Schoodic Mountain in the background and is rated as having a medium value with geologic features.
4. Carrying Place Inlet: the view is of a narrow waterway with ledge and tidal shore opening onto a large expanse of water and is rated as having a medium value with both water and geologic features.
5. Egypt Stream Bridge: at the Hancock/Franklin border the view is of the stream with ledges, cliffs, islands and tree lined shores and is rated as having a high value with both water and geologic features.
6. Riverside Cemetery: the extensive water view also includes the tree lined shores and island views and is rated as having a medium value with both water and geologic features.
7. Old Pond: the view is of Hills Island, tree lined shores and the hills of Mount Desert Island to the south and is rated as having a high value with both water and geologic features.
8. Salt Marsh Carrying Place: this view of the salt marsh and tree lined shore is also rated as having a high value.
9. Off Cedar Point: the view past Burying Island to Schoodic Mountain is rated as having a medium value.
10. Heron Cove: the view is of the wooded point in the foreground with Burying Island and Schoodic Mountain in the background.
11. Easterly, Westerly, and Southerly views off Hancock Point.
12. The views from the top of Grant's Hill.
13. Southerly views from Route 1 across from Pine Tree Cemetery and across from Hancock Heights Trailer Park.

e. Significant Fish and Wildlife Habitat

In a 1989 Habitat Information Review of coastal areas from Brooklin to Addison conducted by the Maine Department of Inland Fisheries & Wildlife (IF&W) the Taunton Bay and Skillings River region was identified as a Class A Coastal Wildlife Concentration Area. Taunton Bay was ranked as second among the 202 areas studied and the Skillings River ranked sixth. Taunton Bay was documented to be the most important staging and wintering area for Canada geese, the most important foraging and nesting area for great blue herons, the most important foraging and staging area for small gull and one of the most important areas for migrating and wintering waterfowl in general. The Skillings River was documented as important for many of the same species and seasonal uses as were the adjacent Egypt, Taunton, and Hog Bays. A wide variety of marine birds, often in large numbers, were observed utilizing this entire region year-round as foraging, wintering,

staging, and nesting habitat. These species include black ducks, mallards, goldeneyes, buffleheads, mergansers, scaup, old squaws, common eiders, scoters, Canada geese, loons, terns, small gull, cormorants, great blue herons, osprey, shorebirds, and bald eagles. Harbor seals also occur here.

In Hancock, game species includes deer, ruffed grouse, snowshoe hare and woodcock. Ducks and the Canada goose are hunted as they migrate south.

Winter has long been considered a bottleneck for survival of white-tailed deer in the Northeast. During winter, deer in northern climates often subsist on limited quantities of low quality foods, while simultaneously coping with low temperatures, chilling winds, and higher energy requirements. The primary behavioral mechanism for deer to conserve energy during winter is to move to traditional wintering areas or yards. In the past deer wintering areas have been identified at the west bridge of Egypt Stream.

Hancock is host to a bald eagle nest site on Hills Island in Youngs Bay which is mapped on the Environmentally Sensitive Land Map. Formerly, three bald eagle nest sites were located on the west coast of Egypt Bay and Taunton Bay, and one on the shore of the Skillings River opposite Partridge Cove. State regulations now protect areas within one quarter mile of the nesting site from development and the Towns are responsible for enforcing these regulations.

3. CRITICAL NATURAL RESOURCES PROTECTION

a. Identified and Potential Threats to Critical Natural Areas

There are no major identified existing threats to critical natural areas in Hancock at this time. However, this is a subject which is of great importance and threats should be reevaluated at regular intervals.

Improper timber harvesting and application of herbicides and pesticides in the tributaries of Taunton Bay has been identified as a potential threat to the Bay's delicate ecology.

b. Existing Measures to Protect Critical Natural Resources

1. The State Critical Areas Program: as described above this program is designed to preserve unique natural areas of state wide significance.
2. The Town of Hancock has a Resource Protection District which is shown on the Existing Zoning Map.

4. PLANNING IMPLICATIONS

Critical areas maintain biological diversity by providing necessary habitat for a wide range of plant and animal species. They provide undisturbed natural systems for research, educational opportunities for teaching natural systems, and provide benchmarks in the changing environments modified by humans.

In consideration of the importance of Critical Areas to the understanding of the environment and to the history of Hancock, proper management of these exemplary areas is necessary in order that they may be preserved for future use.

II.J

AGRICULTURAL AND FOREST RESOURCES

SECTION II.J: AGRICULTURAL AND FOREST RESOURCES

1. INTRODUCTION

The purpose of this section is:

- a. to identify Hancock's potential and existing commercial farmlands and forestlands in terms of their extent, characteristics and importance to Hancock's economy and rural character;
- b. to predict whether the viability of important commercial farmlands and forestlands will be threatened by the impacts of future growth and development; and
- c. to assess the effectiveness of existing measures to protect and preserve important commercial farmlands and forestlands.

2. COMMERCIAL FARMLANDS

a. Farm and Open Space Law Taxation Program Parcels

One parcel in Hancock is registered under the Farm and Open Space Tax Program. It is a 148 acre lot valued at \$55,000. These programs are described in more detail below.

b. Commercial Farmlands

The farmlands in Hancock are blueberry fields, apple orchards and truck crops. Some farmlands are used for hay for horses. Other lands are used for fruits and vegetables for personal consumption.

Merrill Blueberry Farms, Inc. owns approximately 235 acres in Hancock, 230 of which is devoted to blueberries. The company currently employs 6 full-time employees that work year-round on this land and other Merrill land. Seasonal employees currently number about 50, of which perhaps 20% are Hancock residents.

Ralph Young owns 18.5 acres in Hancock, 7 1/2 acres of which he farms for truck produce which he sells at his stand on Route 1. There are numerous other farms and farm stands in Hancock.

c. Agriculture Dependent Production Facilities

Merrill's Blueberry Farms, Inc. of Ellsworth operates a freezing and storage facility with processing capability in Hancock. Seasonally this factory employs about 85 people and about 10 people on a year-round basis. From 10 to 20% of these people are from Hancock. The company intends to expand slowly and steadily in the next 10 years.

Hancock Foods, Inc. processes blueberries at its facility in Hancock. The berries processed here are grown in Hancock Foods fields located in other areas of Hancock County and in Washington and Waldo Counties. The company employs 6 people on a full-time basis and from 100 to 150 seasonally. Only a small percentage of these people are from the Town of Hancock.

d. Planning Implications

Farming within Hancock is not an important part of the town's economy. However, small-scale farming and gardening does contribute to the food supply of many residents. In addition, the open blueberry grounds, farmland and hayfields contribute to the rural character of Hancock.

35% of respondents to the Growth Management Opinion Survey indicated that they believed that existing measures to protect agricultural land in Town are adequate and 22% felt that these resources were inadequately protected. 41% of respondents either had no opinion or did not respond to this question.

3. COMMERCIAL FORESTLANDS

a. Tree Growth Tax Law Program Parcels

There are 5,919 acres registered under the Tree Growth Tax Law in the Town of Hancock. These 27 parcels were valued at \$334,195 in 1989 and are shown on the Forest, Agriculture, and Marine Resources Map. Most of these lands are mixed wood and about a fifth of the land is soft wood and another fifth hard wood. The Tree Growth program is described in more detail below.

b. Commercial Forestlands

Commercial forestlands are those owned by major land management, paper, or lumber companies. In the case of Hancock, all commercial forestlands are also Tree Growth parcels. The two commercial owners are Champion International Corporation and Diamond Occidental Forest, Inc. In addition to commercial forestlands, many residents of Hancock cut wood or sell stumpage from their own lots.

c. Forestland-Dependent Land Uses and Facilities

Two forest dependent production facilities in the Town of Hancock are Crobb Box Co. and Salem Lumber Co.

Salem Lumber Co. manufactures lumber, mostly producing white pine boards and draws logs from many areas including Route 9, downeast and in Waldo County. The company employs 26 people year round about 8% of whom are Hancock residents. Salem Lumber expects to expand production in the next 10 years as they utilize newer machinery.

There are several Hancock residents who own logging equipment and work as private firewood contractors.

d. Planning Implications

The use of Hancock's forestlands is highly dependent on the availability of labor, markets, and production facilities in neighboring towns. It is important that the Town consider policies which will encourage proper forestry techniques, encourage the maintenance of forests for recreational, scenic, and environmental reasons, and recognize the economic importance of the forests. 36% of Survey respondents felt that existing protection of forest resources was adequate and 27% felt it was inadequate. 36% of respondents either had no opinion or did not respond to this question.

4. FARMLAND AND FORESTLAND PROTECTION

a. Identified and Potential Threats to Farm and Forestlands

The primary threat to farm and forestlands in Hancock is residential development.

b. Existing Protection Measures

1) Tree Growth Tax Law

The Maine Legislature has declared in the Tree Growth Tax Law (Title 36, M.R.S.A., Section 571, et seq.) that "...the public interest would be best served by encouraging forest landowners to retain and improve their holdings of forest lands upon the tax roles of the state and to promote better forest management by appropriate tax measures in order to protect this

unique economic and recreational resource." The Tree Growth Tax Law applies to all parcels of forestland over 10 acres in size at the discretion and application of the owners. It taxes forestland on the basis of its potential for annual wood production. Those thinking of putting their land under the Tree Growth Tax Law Program should consider the future carefully, as there are penalties for withdrawing such lands for other uses.

2) Farm and Open Space Tax Law

The Maine Legislature declared in the Farm and Open Space Tax Law (Title 36, M.R.S.A., Section 1101, et seq.) that "...it is in the public interest to encourage the preservation of farmland and open space land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state..." and "...to prevent the forced conversion of farmland and open space land to more intensive uses as a result of economic pressures caused by the assessment thereof..."

Farmland is eligible for this program if that farm consists of at least 5 contiguous acres in a single town, and has shown gross earnings from agricultural production of at least \$2,000 during one of the last two years, or three of the last five years.

The benefits of this program are that it enables farmers to continue their way of life without having to worry about excessive property taxes which can be brought about by run-away land valuations, in turn forcing them out of business. The farmland is not taxed based on its market value, but rather at a significantly lower rate.

Along with this program is the Farmland Registration Program. While the eligibility requirements are similar to the Farm and Open Space Tax Law, the purpose is different. This act is designed to protect a farmer's right to farm. Principally, upon registration, the farmer is guaranteed a 100 foot buffer zone between productive fields and new incompatible development, such as a residential development, or a commercial dining establishment. This program also lets new and potential abutters know that a working farm is next door.

Only one farm in Hancock has registered land in the Farmland Registration Program. This may be due to the limits these programs place on future options for development. It is also possible that farmers are not fully aware of these programs and public education by the Town would increase participation. Alternately, in Hancock, as in most eastern Maine communities, the current tax levels may be lower than those of the Farm and Open Space Program.

3) Local Ordinances

The existing Environmental Control Ordinance of the Town of Hancock permits farming and truck gardening in zoned residential, commercial and industrial areas. In the town's shoreline areas forest management activities including timber harvesting are allowed but a permit from the Code Enforcement Officer is needed for timber harvesting in Resource Protection Districts (defined in detail in the ordinance but generally including wetlands, flood plains, slopes in excess of 25% and significant wildlife habitat). Agriculture and harvesting of wild crops is permitted in shoreline areas but a Planning Board permit is needed for agricultural activities in Resource Protection Districts (R.P.D.s). Standards are established for spreading and disposal of manure in R.P.D.s and no tilling is allowed within 50 feet of the normal high water mark in these districts and soil tilling standards for areas in excess of 40,000 square feet have been established. No more than 40% of the trees over 4" in diameter may be harvested in any 10 year period from any stand, and single openings in the forest canopy may not exceed 7500 square feet. Skidder trails and log yards may not come within a minimum of 25 feet of normal high water mark, more as the slope at the shore increases. Standards are established for timber harvesting operations. These ordinances are intended to protect natural

II.K

HISTORIC AND ARCHAEOLOGIC RESOURCES

SECTION II.K: HISTORIC AND ARCHEOLOGICAL RESOURCES

1. PURPOSE

The purpose of this section is:

- a. to outline the history of Hancock;
- b. to identify the significant historic and archaeological resources of Hancock in terms of their type and significance;
- c. to predict whether the existence and physical viability of Hancock's historic and archaeological resources will be threatened by the impacts of future growth and development; and
- d. to assess the effectiveness of existing measures to protect and preserve significant historic and archaeological resources.

2. IDENTIFIED HISTORIC AND ARCHAEOLOGICAL RESOURCES

a. Historic Events and Settlement Patterns Important to the Character of the Town

The Town of Hancock was named for John Hancock, who was a Revolutionary patriot, the first to sign the Declaration of Independence, and the first Governor of Massachusetts.

The presence of prehistoric inhabitants in Hancock, possibly the Red paint Indians, appears certain, although it is less well documented than in other nearby towns such as Sullivan, Sorrento and Gouldsboro. It appears that an archeologist named Woodward identified several areas, finding a variety of artifacts. Sanger (An Archeological Survey of a Portion of Hancock County, Maine September 1973) was unable to relocate many of these sites, probably because of erosion or destruction by development. The public Facilities, Historic Sites and Recreation Map shows the approximate location of six sites: Grant Cove, McNeil Point (near Mt. Desert Ferry pier), Jellison Cove, Settler's Landing (approximate), Carrying Place, and a site just north of Mt. Desert Ferry.

In 1764, Captain Agreen Crabtree, built his cabin on the shores of the Skillings River. The town in which he and the other settlers resided, Sullivan, was incorporated by the Massachusetts General Court in 1803. On February 21, 1828, Hancock itself was incorporated, its acreage coming from pieces of Sullivan, Trenton, and Plantation No. 28.

Pulling a living from that land, clearing it for farming, cutting the timber needed for homes and later for shipbuilding, was no easy task. Hard winters, lack of provisions, and poor transportation made living far from easy. For many years, the most reliable means of getting to Hancock was by boat as there were no roads. Like their neighbors, settlers engaged in many occupations: they worked as black-smiths, blueberry farmers, brick makers, fishermen and lobstermen, woodsmen, miners, storekeepers and boat builders. The latter became Hancock's first major industry. Records show that the first ship built in Hancock was the 99-ton CINCINNATUS, in 1838, and shipbuilding continued as a lively enterprise until 1876. Fishing was an allied industry as Hancock men worked the Grand Banks from May until September. Hancock long received a sizable fishing bounty from the Federal Government.

In June of 1884, the Washington, D.C. to Bar Harbor Express began daily rail service in the summer. Incoming trains were met at Mount Desert Ferry to take passengers across Frenchman Bay to Mount Desert Island. Rooming houses, restaurants and other services sprang up to serve the needs of the transient population. Then, with the Great Depression of 1929, plus the construction of the causeway connecting the Island to the mainland, the passenger service stopped and Hancock became quieter again.

After boat building ceased and railroad employment disappeared, it was lobstering that rose in importance. The first lobster pound in the United State was built in Hancock; soon, other pounds were constructed and the Town became a major center of lobstering. To this day, the taking of lobsters, scallops, crabs, and blood worms is an important, although seasonal, part of Hancock's economy.

b. Registered Historic and Archaeological Resources

The Maine Historic Preservation Commission (M.H.P.C.) is the central repository in the state for all archaeological and historic resources survey information in three main topical areas: prehistoric archaeology, historic archaeology, and architectural history.

The Town of Hancock has no registered or inventoried historic or prehistoric or archaeological or architectural sites.

c. Nonregistered Historic and Archaeological Resources

While not registered by M.H.P.C. or National Registry, a number of buildings in town are from around 125 to 150 years old. An inclusive inventory of these buildings might be a valuable resource to the town and may provide detailed information on the age and history of those buildings. Future archaeological studies may also find minor sites associated with Native American activity from previous centuries. There are three public cemeteries in town owned by a private corporation. There are no family cemeteries although there are many grave sites scattered throughout Hancock.

The following is a list of the Town's historic sites:

1. Captain Agreen Crabtree's Fort: 1765, only a rock wall remains of the revolutionary fort.
2. Mount Desert Ferry: most active between 1884 and 1920 and ferry stopped running in 1931. Can see location of train round-table.
3. Lincoln Wharf: only piling remnants remain, but the outline is fairly clear from the rocks.
4. Monument Lot: donated in 1912 by Ellen Crabtree.
5. United Baptist Church: organized in 1843 as Free Will Baptist Church. Joined by South Hancock Church to become the United Baptist Church. In good condition.
6. Union Congregational Church: built as Union Meeting House in 1867 and became Union Congregational Church in 1940. In good condition.
7. Octagonal Library: built as a home in 1880. Moved to present site in 1914 when it became a summer month library. Owned by the Hancock Point Library Association.
8. Hancock Point Chapel: built in 1898-99. Excellent condition.
9. Watson Homestead: built on the shore in 1785 and subsequently moved twice. Excellent condition.
10. Old School Houses in Hancock and South Hancock: the latter was built in 1870 and used until 1943. No indoor facilities -- not even water.
11. Agreen Crabtree Boat: located in the mud off Old Point.
12. Pre-revolutionary Mill Dam: located on Hills Island.
13. Carrying Place Canal: built from 1852 to 1853.

d. Planning Implications

Because historic resources are important in preserving knowledge of the town's history and maintaining the character of the town, it is critical to identify all historic sites which are important to the community. As the town or town members decide that other buildings may be of historic importance, or as archaeological sites are identified, they should be brought to the attention of town officials. The Town might consider sponsoring an inventory and mapping of old buildings and historic sites, including continued support of and coordination with the Historical Society.

4. PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES

a. Identified and Potential Threats

All the Town's Historic and Archaeological Resources are privately owned, or on private land and their protection is currently at the discretion of the owners.

b. Existing Resource Protection Measures

- 1) **Maine Historic Preservation Commission:** M.H.P.C. maintains an inventory of sites yet has no jurisdiction over those sites. No sites are currently inventoried in Hancock. M.H.P.C. also coordinates funding for inventory and restoration of historic sites. Towns with historic protection ordinances may also be eligible for monies through M.H.P.C. Funding for inventory and restoration is currently unavailable, yet may be available in the near future depending on legislative appropriation.
- 2) **National Register of Historic Places:** M.H.P.C. also coordinates a National Registry. Sites registered by the owner with the National Register are protected through federal legislation, but only protected against any intervention or development by a federal agency. Eligible sites include those with only local significance or value. There are no registered sites in the Town of Hancock, although several may be eligible.
- 3) **Town Ordinances:** Town ordinances can protect historic areas or zones from harmful impact and regulate their development. The Town of Hancock does not have such ordinances at this time.
- 4) **Shoreland Zoning:** Because archaeological sites are often found along shores, shoreland zoning often provides de facto protection of such sites.
- 5) **Easements and Initiatives:** Individual landowners, historic societies, or nonprofit agencies may apply a number of development restrictions to their properties on a voluntary basis. These restrictions may be strengthened by deed constraints or easements. There are no easements for the preservation of these archaeological and historical resources in Hancock at this time.
- 6) **Hancock Historical Society:** The Hancock Historical Society is self-funded. The town did vote in 1989 to allow the Society to use a portion of the second floor of the Town Hall. The Society meets in the Community Building, which is owned by the Women's Society and in July and August meets in the Hancock Point Chapel.

The Society collects letters, papers, pictures, newspaper clippings and small items of historical interest. Recent projects have included preparing displays in the Union Church and Town Hall and providing information for individuals conducting research or genealogical study. Membership is open to anyone paying \$3 annual dues.

- 7) **Public or Nonprofit ownership:** Public ownership of historic resources is another option for protection which is not currently utilized in the Town of Hancock. Nearly all historic buildings are privately owned by organizations that have an interest in maintaining the character of those buildings.

c. Planning Implications: Protection of Historic and Archaeological Resources

Once sites have been identified, the town or the owners of the sites may decide to protect them to varying degrees. Identification without protection is of little use to guarantee that these important community assets will be preserved for future generations. Historic resource protection zoning is not a feasible solution for Hancock.

Individual landowners may also be asked to allow the nomination of any significant historic or archaeological sites on their property to be listed with the National Register of Historic Places or the Maine Historic Preservation Commission, and additionally may grant preservation easements if they so desire.

In Hancock, resource protection zoning for historic sites is not practical because there are so few sites and because these sites are largely isolated from each other. Consideration should be given to requiring Historic and Archaeological Resources Impact Assessment and Mitigation Plan for future development proposals requiring Subdivision and/or Site Plan Approval, as well as for future expansions and/or alterations of buildings and structures identified as being of local, state or national historic or archaeological significance.

II.L

EXISTING LAND USE

SECTION II.L: EXISTING LAND USE

1. INTRODUCTION

The purpose of this section is:

- a. to identify and quantify the uses of land throughout the town in terms of amounts and locations of land generally devoted to various land uses; and
- b. to describe and understand changes in the town's land use patterns in recent years and how such changes anticipate future land use patterns.

2. EXISTING LAND USES

Generally, land use in Hancock is residential in character which complements the town's strategic location in a highly popular recreation area. Commercial growth has occurred in proportion to the growing number of residences and there are also a large number of home-centered occupations. Industrial activity is a very important aspect of existing land use: the existing industrial zone is almost fully developed although much of the existing development is residential.

The total area of Hancock is 20,499 acres or about 32 square miles. The existing land uses in Hancock are shown on the Existing Zoning Map. Previous sections of this plan, including Housing, Agricultural and Forest Resources, Critical Natural Resources, Water Resources and Recreation also address specific issues of land use.

a. Open Space

There is a large amount of open space, farmland and forestland throughout Hancock that has remained undeveloped. Of Hancock's 20,480 acres of land about 5,919 acres have been protected to a degree by registration under the Tree Growth Tax Law Program. Of the 300 acres in blueberries and 1/4 of farmland in town, 148 acres are registered under the Farm and Open Space Tax Law Program. 13 acres of Town is inland open water and 6 acres are bogs and swamps.

b. Residential/Commercial

As profiled on the Zoning Map, residential and commercial areas in Hancock are located throughout the town. There are a number of medium and large sized employers in town. Most of the larger operations are located in the Washington Junction area of town. Residential uses are the predominant uses in the community and these areas are spread throughout Hancock.

c. Planning Implications

The existing land use pattern in Hancock is characterized by the mixture of undeveloped land and open spaces intermixed with residential areas and major commercial and industrial uses corresponding with Routes 1, 182 and the Washington Junction Road. Much of the industrially zoned area has been developed residentially, so there is little space left for new industrial development. As Hancock continues to grow, there will be more demand for land for residential and commercial and industrial uses. The currently undeveloped land may come under pressure from development. To avoid the proliferation of incompatible land uses in various areas of town, continued planning and the establishment of rural areas, resource protection areas and growth areas (and perhaps creating a distinction between residential and commercial/industrial areas) will be necessary to preserve the rural nature and character of Hancock.

3. LAND USE OVER THE LAST 10 YEARS

During the last decade, Hancock has experienced an increase in the amount of land being used for residential purposes. This growth has taken place throughout the town as the population has increased. Of the 210 approved mobile home sites in Hancock listed in Figure II.L.1 about 51 are not yet occupied.

In the last 10 years there has been an increase in the number of subdivisions which has, in turn, increased the number and availability of residential lots in Hancock. Twenty-eight (28) subdivision applications have been approved.

In addition, Hancock must, like all Maine municipalities, comply with state-mandated shoreline protection legislation. The town's Planning Board therefore reviews applications for building permits within the 250-foot setback that comprises the shoreline district. Such applications include both dwellings and accessory structures as well as alterations or additions to either. Generally speaking, the Board reviews approximately 10 to 20 such applications each year.

FIGURE II.L.1: BUILDING PERMITS HANCOCK, 1987-1991						
	New Dwellings	Mobile Homes	Commer. & Industrial	Outb'dings	Alterations	Additions
1987	19	18	8	26	12	31
1988	23	13	6	29	11	38
1989	12	7	3	15	6	12
1990	16	5	5	23	6	20
1991*	10	4	1	8	5	3
* through June 30, 1991, only. Source: Town building permits.						

FIGURE II.L.2: MOBILE HOME PARKS IN HANCOCK THROUGH JUNE 1991	
Name (owner)	Number of home sites
Birch Haven (Jones)	17*
Mundo's (Hubbert)	16 (3 vacant)
Hancock Heights (Berzinis)	87
Crescent (Sargent)	33
— (Morse)	9
Birchtree Hills (Berzinis)**	48
* 3 sites in Lamoine. ** Approved in 1991: all sites vacant.	

As land use has changed over the last 10 years and continues to do so in the future, it is imperative that Hancock develop land use management strategies designed to direct the growth of the Town in order to preserve the rural character of the town and to protect those resources which are sensitive to development. These areas have been discussed in more detail in the previous inventory sections of this plan.

4. NATURAL AREAS IN CONFLICT WITH DEVELOPMENT

There are several types of areas which occur naturally which are either threatened environmentally by development, or pose a threat to development itself due to their natural instability. Previous sections of this plan have discussed critical natural areas, flood plains, shorelands, and wetlands all of which are areas where the interaction between the environment and development are important.

In addition to these areas already discussed, the primary environmental limitation to development is topography, most specifically the slope or gradient of land. In general most land use activities encounter serious problems and significant additional construction and maintenance costs when located on slopes greater than 15%. Areas with slopes greater than 15% have been indicated on the Geologically Restricted Map. This map also synthesizes all other natural areas such as flood plains and soils which could threaten, or be threatened by, development. The following is a list of soils unsuitable for development. The location of these areas is also included on the Land Less Suitable for Development Map.

**FIGURE II.L.3
SOILS LEAST SUITABLE FOR SUBSURFACE SEPTIC DISPOSAL IN HANCOCK**

Winooski silt loam Limerick silt loam Walpole sandy loam Scarboro sandy loam Swanton fine sandy loam Scantic silt loam Biddeford silt loam Leicester very stony fine sandy loam
--

Since slopes from 8 to 25 percent are considered difficult and expensive to build on, future growth and development should be carefully regulated when proposed on these gradients, with careful attention given to accelerated surface water runoff and erosion.

5. EXISTING LAND USE CONTROLS

a. Hancock Environmental Control Ordinance

This ordinance was adopted in accordance with state requirements (M.R.S.A. Title 38, § 435-449) regarding the protection of water resources and mandatory setbacks from identified water resources. The ordinance and the Hancock Environmental Control Map are designed to protect the health, safety and welfare of the community, preserve the character of the community, provide for and enhance economic growth in the community, and preserve and protect the natural resources of the community.

**FIGURE II.L.4:
ZONES INCLUDED IN HANCOCK'S EXISTING ENVIRONMENTAL CONTROL ORDINANCE**

	Approximate Acreage	% of Town's Total Land Area
RESIDENTIAL	2,918	14%
RESERVED	10,816	53%
RESOURCE PROTECTION*	408	2%
STREAM PROTECTION*	102	.5%
COMMERCIAL	3245	16%
INDUSTRIAL	1245	6%
LIMITED RESIDENTIAL *	1041	5%
LIMITED COMMERCIAL*	20	.1%
GENERAL DEVELOPMENT*	705	3.4%

Source: Town of Hancock Environmental Control Ordinance, May 1991.

Zones followed by * are within the Shoreline Zone and are subject to special land-use provisions included in the Environmental Control Ordinance. The Shoreline Zone designated in this ordinance includes all land areas located within two hundred and fifty (250') feet, horizontal distance, of the normal high-water line of any great pond, river, or saltwater body; within 250 feet of the upland edge of a coastal or freshwater wetland; or within seventy-five (75') feet of the normal high-water line of a stream.

b. Hancock Building Code

This ordinance applies to all new construction, conversion, additions, relocations and replacements to any existing building or part thereof including all trailers, manufactured homes and/or recreational vehicles when connected to any utility and/or used as a residence for a period of more than 30 days. The ordinance deals with permitting procedures, minimum construction standards, disposal of construction waste, minimum lot size and setbacks, etc.

c. Mobile Home Park Ordinance

This ordinance sets standards for Mobile Home Park permits, site location and general layout, sanitation, electricity and fire protection.

d. Floodplain Management Ordinance

This ordinance expresses the Town's compliance with National Flood Insurance Act and establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas.

e. Regulations Governing the Review of Subdivision Applications

These regulations are designed to supply the Planning Board with sufficient evidence, data and material to carry out its responsibilities as required by State Law and the Town's Environmental Control Ordinance and other Town Ordinances. It is also the purpose of these regulations to provide a clear procedure to be followed by applicants for subdivision permits and a process by which individuals can evaluate the impact of a subdivision.

6. PLANNING IMPLICATIONS

The existence of effective land use controls is necessary in maintaining orderly growth in a town. These ordinances are designed to promote orderly and environmentally sound growth while still enjoying the benefits offered by a growing community.

II.M

FISCAL CAPACITY

SECTION II.M: FISCAL CAPACITY

1. INTRODUCTION

The purpose of this section is:

- a. to identify and understand Hancock's financial condition;
- b. to identify and understand recent changes in Hancock's fiscal condition and how these changes may affect Hancock's future fiscal conditions; and
- c. to predict the town's revenues, expenditures, and debts for the next ten years.

2. TOWN FINANCIAL RECORDS

The majority of the financial information in this section was derived from town reports. The town reports are careful to record all information accurately and in proper accounting format. It is the purpose of this section to summarize that information rather than to duplicate it. For the sake of readability and simplicity, many figures have been grouped together, and technical notes and caveats have been omitted. Figures have also been rounded off and are expressed in nominal dollars with no adjustment for inflation. The following is an inventory and analysis of general trends for the purpose of planning. More precise information is available from the original sources.

3. MUNICIPAL TAX BASE

a. Valuations

The primary method of generating revenue within the town is through property taxes. These taxes are assessed on local property owners according to the value of their real estate and personal property. This assessment is known as the town valuation and is determined by the town tax assessor.

Figure II.M.1 shows the valuation of all taxable property in Hancock for the years 1985 through 1991 along with the mill rate and commitment.

b. Mill Rate

After valuation, each tax-payer is assessed their share of the tax burden through an assessment ratio. This assessment is determined by dividing the total tax commitment (the amount voted on at the annual town meeting) into the total tax valuation of the town. This assessment is usually expressed in mills or dollars per thousand dollars valuation, or in decimal form. For example, if the town voted to raise one million dollars in taxes, and the total tax valuation of the town was 100 million dollars, the tax rate could be expressed as "10 mills", "\$10.00 per thousand", or "0.010". This would mean that a person who owned property valued at \$100,000 would be assessed \$1000 in taxes. Figure II.M.1 shows the changes in the mill rate from 1985 to 1991.

As mentioned, the mill rate fluctuates with both the total valuation and the total tax commitment. If the total commitment remains the same, the mill rate will decrease as the valuation increases, and vice versa. An examination of Figure II.M.1 shows that the total valuation has increased substantially, along with the commitment. A mandated reassessment of the town, in 1988, indicated that the value of all property had increased while the funds needed to run the Town had not risen as fast. As a result the mill rate decreased. This does not mean that property owners are paying less in total taxes but they are paying less per \$1,000 of valuation.

Impact fees are a tool often used as a source of revenue. Fees assessed from developers for increased municipal costs due to their subdivisions or developments are used to offset increases in public works, education, or other budgets. This is one way for small towns to cope with the increased demand on public services created by new large scale developments.

As can be seen in Figure II.M.1 the valuation for the Town of Hancock has increased significantly since 1985. While some of this increase is attributable to new construction and inflation, a large part of the growth is due to the state ordered reappraisal of 1988.

Just as the valuation has increased (123%), so has the town's commitment (112%). The growth in the commitment is similarly a function of inflation, and the increased cost of providing services, particularly education.

FIGURE II.M.1 ASSESSMENTS, MILL RATE, COMMITMENTS HANCOCK, 1985-1989								
	1991	1990	1989	1988	1987	1986	1985	1985-91 % change
Valuation \$	810,444.25	777,596.05	746,295.35	704,878.10	380,527.20	380,527.20	363,597.80	122.90%
Mill Rate	\$9.90	\$9.50	\$6.70	\$7.60	\$10.70	\$5.40	\$10.40	-4.81%
Commitment	802,340	738,716	500,018	535,707	407,164	205,485	378,142	112.18%
Source: Annual Town Reports								

c. Planning Implications

When planning for any large capital improvements the town assessments and mill rate should be taken into account to avoid raising taxes beyond the owners' ability to pay them. While Hancock's total valuation has increased by 123% since 1985, the mill rate has fallen only 5%: overall increasing the burden on tax payers by 112% without adjusting for inflation.

4. MUNICIPAL REVENUE

Most of the Town's revenue is generated by property taxes, with education subsidy accounting for most of the rest. While revenues have been increasing as a whole, state budget adjustments may soon affect the share of funds flowing back to towns.

Municipal revenue projections for the next ten years are likely to be stable, barring large shifts in population and increased commercial or residential development which would change both valuation and state and federal appropriations. This projected revenue stability could also be altered by changes in State budgets and priorities. Such matters can not be directly planned for but the municipality should be prepared for shifts in funding sources.

Property taxes on land registered under the State's Tree Growth Tax Law are lower than they would otherwise be assessed. The State reimburses the Towns for a portion of this amount but does not entirely make up for the lost revenue. Only 5,919 acres of Hancock's total acreage is registered under this program.

The following chart, Figure II.M.2, gives an indication of Hancock's revenues and budgeted expenditures in comparison with the actual expenditures.

FIGURE II.M.2
TOTAL REVENUES, BUDGETED EXPENDITURES AND ACTUAL EXPENDITURES
HANCOCK: 1985 - 1990

Fiscal Year	Total Revenues	Total Budgeted Expenditures	Total Actual Expenditures
1985	\$1,206,900.76	\$1,102,024.57	\$1,102,189.79
1986	\$ 610,708.17*	\$ 560,831.71*	\$ 561,035.42*
1987	\$1,375,371.34	\$1,209,000.19	\$1,209,229.44
1988	\$1,484,294.32	\$1,295,088.92	\$1,420,088.92
1989	\$1,510,248.56	\$1,324,767.79	\$1,494,767.79
1990	\$2,384,941.33	\$2,222,085.61	\$2,222,085.61

Source: Treasurer's Reports, 1985-1990 Town Reports

* 6 month period only due to change in fiscal year.

5. LONG-TERM MUNICIPAL DEBT

The town issues general obligation bonds and notes for the purpose of financing capital improvements. Currently the town has 3 outstanding long term liabilities:

<u>Use of Funds</u>	<u>Principal balance remaining 7/1/91</u>
1988 Fire Truck Note	\$ 27,333
1989 School Addition Bonds	754,000
1991 School Bus Bond	<u>25,173</u>
Total	\$806,506

Annual debt service requirements to maturity on the above, including interest of \$112,495, are as follows:

<u>Year Ending June 30th,</u>	<u>Long Term Debt to be Retired</u>
1992	\$255,405
1993	241,240
1994	213,521
1995	196,335
1996	4,671
Thereafter	<u>7,829</u>
Total	\$919,001

As of July 1, 1991 Hancock has a total long term debt of \$806,506. This figure represents 1% of the town's valuation and is well under the state imposed debt limit of 15% of a town's total valuation. Hancock appears to be in a strong position to retire its current obligations without any changes to its commitment.

Hancock may need to issue bonds in the future to undertake further capital improvements. Any future capital improvements that are contemplated would be relatively painless to undertake when the school addition bonds are retired. A capital improvement program would minimize sudden swings in the town's mil rate and commitment.



GROWTH MANAGEMENT POLICIES & IMPLEMENTATION STRATEGIES

SECTION III: GROWTH MANAGEMENT POLICIES AND IMPLEMENTATION STRATEGIES

This section includes policies derived from the Inventory and Analysis section (printed in bold) and identifies specific actions Hancock may take to ensure that these policies are adequately implemented. The policies are organized consistently with the State Growth Management Goals outlined in M.R.S.A., Title 30-A, Section 4331 and taken together represent a coordinated framework for local public policy and implementation strategies which address the problems, strengths, and needs identified in this Plan.

Many actions rely on the existence of an Implementation Committee which would be established pursuant to the Town adopting this Plan at a Town Meeting. Also, many actions refer to an Implementation Grant through the Office of Comprehensive Planning in Augusta.

A. GROWTH MANAGEMENT

The Town of Hancock will actively monitor the size, characteristics and distribution of its population and incorporate such information into all relevant public policy decisions, including the remaining policies contained in this Comprehensive Plan and its periodic update.

In order to implement its local Growth Management Policy Hancock will take the following action:

1. Hancock will, on a five-year basis, revise the demographic information contained within this Plan.

Responsible Party: New Comprehensive Planning Committee, appointed by the Selectmen in 1995

Time Frame: Every 5 years between January and May

Estimated Cost: \$500 every five years

Sources of Funding: Local funds

B. ECONOMIC DEVELOPMENT

The Town of Hancock will actively support and participate in appropriate State and Regional Economic and Business programs which enhance the Town's economic well being and increase job opportunities for local residents.

In order to fulfill the purpose of the above Economic Development Planning Policy Hancock will take the following actions:

1. Participate in regional economic development efforts which benefit the Town's economy, yet do not negatively affect its environment and rural character.

Responsible Party: Selectmen / Planning Board

Time Frame: Beginning 1992

Estimated Cost: Not Known

Sources of Funding: N/A

2. Provide opportunity for economic growth through land use ordinances which allow commercial growth which is compatible with the goals of the Land Use Plan.

Responsible Party: Planning Board / C.E.O.

Time Frame: Beginning 1992

Estimated Cost: See III.L.2

Sources of Funding: Local Funds / State Implementation Funds

C. HOUSING

The Town of Hancock will encourage and promote affordable, appropriate, and adequate housing for its residents.

In order to fulfill the purpose of the above Housing Policy Hancock will take the following actions:

1. Study the issues related with manufactured housing and parks and prepare recommendations for how the issues should be handled in Hancock consistent with the Land Use Plan.

Responsible Party: Planning Board

Time Frame: Beginning 1992

Estimated Cost: See III.L.2

Sources of Funding: Local Funds / State Implementation Funds

2. Pursue a Community Development Block Grant, part of which would be used to improve existing substandard housing units in Hancock.

Responsible Party: Board of Selectmen

Time Frame: Phase I CDBG Application due October 1992.

Estimated Cost: Approximately \$10,000

Sources of Funding: CDBG Program: 75%, Local Match: 25%

D. TRANSPORTATION

The Town of Hancock will plan for the optimum use, construction, maintenance, and repair of roads in conjunction and cooperation with neighboring towns, given available resources."

In order to fulfill the purpose of the above Transportation Policy, Hancock will take the following actions:

1. Continue the regular municipal maintenance and paving program.

Responsible Party: Selectmen / Road Commissioner / Road Committee

Time Frame: Policy Statement at 1993 June Town Meeting

Estimated Cost: Road maintenance & snow removal has cost \$100,000 per year.

Sources of Funding: Local Funds and State subsidy: the Town's share will continue to increase. The State has contributed as much as \$50,000 annually.

2. Write a Road Maintenance Program.

Responsible Party: Selectmen / Road Commissioner / Road Committee

Time Frame: Begin in 1992 and submit a Program at the June 1993 Town Meeting.

Estimated Cost: Not Known

Sources of Funding: Local Funds

E. PUBLIC FACILITIES AND SERVICES

The Town of Hancock will plan for and provide adequate public facilities and services for current and future populations.

In order to fulfill the purpose of the above Public Facilities and Services Policies, Hancock will take the following actions:

1. Create a committee to review and report on the town's solid waste management options, including the recycling program and transfer station.

Responsible Party: Selectmen / Waste Management Committee

Time Frame: Beginning 1992, report findings at 1993 Town Meeting

Estimated Cost: Not Known

Sources of Funding: Local Funds

F. OUTDOOR RECREATION

The Town of Hancock will expand the recreation opportunities and surface water access provided to its citizens.

In order to fulfill the purpose of the above Outdoor Recreation Policy, Hancock will take the following actions:

1. Develop parking regulations for HPVIS wharf area.

Responsible Party: Selectmen / Recreation Committee

Time Frame: 1993

Estimated Cost: \$500

Sources of Funding: Local Funds / State Implementation Funds

2. Seek cooperation with the Towns of Sullivan and Lamoine for the use of their boat landing areas by Hancock residents.

Responsible Party: Selectmen / Recreation Committee

Time Frame: Beginning 1992, report Recreation Plan 1993.

Estimated Cost: Not Known

Sources of Funding: Local Funds

3. Explore the feasibility and desirability of developing an additional public boat facility in Hancock.

Responsible Party: Selectmen / Recreation Committee
Time Frame: Beginning 1992, report Recreation Plan 1993.
Estimated Cost: Not Known
Sources of Funding: Local Funds

4. Develop long-range outdoor recreation plan for the Town.

Responsible Party: Recreation Committee
Time Frame: 1993, report to Town Meeting 1994
Estimated Cost: \$2,500
Sources of Funding: Local Funds / State Implementation Funds

G. MARINE RESOURCES

The Town of Hancock will protect and enhance the quality of its marine resources.

The Town of Hancock will encourage and promote the development of water dependent uses in the appropriate areas, which will contribute to the economic well-being of the town.

The Town of Hancock will actively monitor the harvesting of marine resources within its jurisdiction.

The Town of Hancock will actively seek the advice of local fishermen and marine resource harvesters, as well as regional groups, such as Friends of Taunton Bay and the Frenchman Bay Conservancy.

In order to fulfill the purpose of the above stated marine resources policies the Town will take the following actions:

1. Develop and adopt a Marine Management Plan which identifies areas for existing and future marine related development activities and areas which have a high value both from the standpoint of harvesting potential and environmental preservation.

Responsible Party: Planning Board
Time Frame: Beginning 1992
Estimated Cost: Included in estimated cost for item, III.L.2 (page 80).
Sources of Funding: Local Funds / State Implementation Funds

2. Assure that users of private overboard discharge units are familiar with the correct maintenance and use procedures necessary to avoid malfunction and water contamination.

Responsible Party: Planning Board / Plumbing Inspector
Time Frame: Distribute a mailing or conduct site visits: beginning 1992
Estimated Cost: \$50 (for a mailing) to \$300 (for site visits)
Sources of Funding: Local Funds

H. WATER RESOURCES

It is the policy of the Town of Hancock to preserve and protect the surface water, wetlands, and groundwater resources, through municipal ordinances and enforcement of State laws.

It is the policy of the Town of Hancock to participate actively in appropriate state and regional programs to preserve and protect the area's water resources.

The Town of Hancock will actively seek the advice of regional groups such as Friends of Taunton Bay and the Frenchman Bay Conservancy.

In order to fulfill the purpose of the above stated water resources policies the Town will take the following actions:

1. Encourage the further mapping and study of Hancock's water resources, particularly the value of aquifers, location of flood hazard zones, and existing and future wells to monitor their location, depth and productivity.

Responsible Party: Planning Board

Time Frame: 1993

Estimated Cost: Included in estimated cost for item, III.L2 (page 80).

Sources of Funding: Local Funds / State Implementation Funds

2. Plan for building a Sand and Salt Storage Shed over the existing pile.

Responsible Party: Selectmen / Road Commissioner

Time Frame: 1996

Estimated Cost: \$75,000

Sources of Funding: State: 75%, Local funds: 25%

3. Implement a shoreland septic system improvement program. See marine resources item #3 above.

- a) Inform shoreland homeowners about the effects of failing septic systems on water quality.
- b) Request the plumbing inspector to inspect shoreland septic systems with dye tests, noting which systems fail to meet acceptable standards.
- c) Apply for the D.E.P. Program which helps finance the replacement of private site standard septic systems.

Responsible Party: Planning Board

Time Frame: 1993

Estimated Cost: Included in estimated cost for item, III.L2 (page 80).

Sources of Funding: Local Funds / State Implementation Funds

4. Work with the D.E.P. to make an inventory of floor drains in existing buildings located on the aquifer. (The D.E.P. administers the federal Underground Injection Control Program for conducting inspections of floor drains and providing technical assistance for determining the best remedial actions.)

Responsible Party: Planning Board

Time Frame: 1993

Estimated Cost: Not Known

Sources of Funding: Local Funds

5. Protect surface waters from non-point runoff from new development by establishing a watershed protection program for the two estuaries important to the marine resource locally and in the Gulf of Maine, Skillings River, and Hog-Egypt-Taunton Bay.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: Not Known
Sources of Funding: Local Funds

6. Limit the destruction and contamination of the aquifer by creating an Aquifer Protection Overlay Zone to include the town's major aquifer as described in the Land Use Plan.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: Included in estimated cost for item, III.L2 (page 80).
Sources of Funding: Local Funds / State Implementation Funds

I. CRITICAL NATURAL RESOURCES

The Town of Hancock will further prohibit incompatible development in or adjacent to locally and state identified critical natural areas.

The Town of Hancock will actively seek the advice of regional groups such as Friends of Taunton Bay and the Frenchman Bay Conservancy.

To implement the Resource Management Policy stated above, it is recommended that the Town of Hancock:

1. Encourage the identification, mapping, and registry of any and all sites which may be eligible for the State Critical Areas and/or Natural Heritage Programs, and encourage the continued inventory of fish and wildlife resources by the Department of Inland Fisheries and Wildlife.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: Not Known
Sources of Funding: Local Funds

2. Prohibit further incompatible development in significant critical areas, through Resource Protection zoning as outlined in the Land Use Plan.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: Included in estimated cost for item, III.L2 (page 80).
Sources of Funding: Local Funds / State Implementation Funds

3. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of Hancock's identified critical natural resources.

Responsible Party: Planning Board
Time Frame: Statement of purpose at 1993 Town Meeting
Estimated Cost: Not Known
Sources of Funding: N/A

J. AGRICULTURAL AND FOREST RESOURCES

The Town of Hancock will safeguard agricultural and forest resources by encouraging proper forest management techniques, encouraging participation in the Tree Growth Tax and the Farm & Open Space Law taxation programs, and discouraging unnecessary development of farmed areas through land use and site plan review ordinances.

To implement the forest and agriculture policy stated above, it is recommended that the Town of Hancock:

1. Encourage owners of productive woodland and agricultural land to participate in the Tree growth and Farm and Open Space Tax Law Programs by notifying property owners about these programs.

Responsible Party: Selectmen
Time Frame: 1992
Estimated Cost: Not Known
Sources of Funding: Local Funds

2. Encourage appropriate forestry and agricultural activities in resource protection and shoreland zones, especially with regard to pesticide use, erosion control and phosphorus loading, by making information on these issues available in the town offices. Keep the Maine Forest Service's June 1991 Erosion and Sediment Control Handbook for Maine Timber Harvesting Operations: Best Management Practices in the Town Hall and on file with the Planning Board. If this document suits the town's needs it should be incorporated into the Town's ordinances.

Responsible Party: Selectmen / Planning Board
Time Frame: 1992
Estimated Cost: Not Known
Sources of Funding: Local Funds

K. HISTORIC AND ARCHEOLOGICAL RESOURCES

The Town of Hancock will encourage and promote the identification and subsequent protection of significant historic and archaeological areas through the efforts of landowners, nonprofit groups, and the Hancock Historical Society.

To implement the Resource Management Policy stated above, it is recommended that the Town of Hancock:

1. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of the Town's identified historic and archaeological resources;

Responsible Party: Planning Board
Time Frame: Ongoing
Estimated Cost: Not known
Sources of Funding: Local Funds

2. Encourage the Hancock Historical Society to conduct an inventory of the Town's historic resources. The Town may also consider some financial support for this project.

Responsible Party: Planning Board
Time Frame: Hancock Historical Society may present a proposal to the Annual Town meeting in 1993
Estimated Cost: Not known
Sources of Funding: Local funds

3. Consider ordinance provisions requiring applicants to submit an evaluation and mitigation plan for future development proposals for all future expansions and/or alterations of buildings and structures identified as being of local, state, or national historic significance.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: Included in estimated cost for item, III.L.2, below.
Sources of Funding: Local Funds / State Implementation Funds

L. LAND USE

The Town of Hancock will adopt and periodically update an Official Land Use Map which designates areas suitable for future growth and development and areas where the rural character of the community will be protected and enhanced.

The Town of Hancock will adopt and enforce land use regulations which direct future growth and development in areas identified as suitable and appropriate for such growth.

In order to implement its local land use policies, Hancock will take the following actions:

1. Prepare and maintain an official Land Use Map or Zoning Map designating the recommended areas contained in the Comprehensive Plan.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: \$2,500
Sources of Funding: Local Funds

2. Revise the Town's existing ordinances to implement the dimensional, locational, and performance recommendations contained in the Proposed Land Use Plan.

Responsible Party: Planning Board
Time Frame: 1993
Estimated Cost: \$5,000
Sources of Funding: Local Funds

M. FISCAL CAPACITY

The Town of Hancock will develop and enhance its capacity to provide the most efficient and cost effective financing and operation of existing and future public facilities and services.

The Town of Hancock will prepare, maintain, and annually update a 5 year Capital Improvement Program.

In order to fulfill the purpose of the above Local Fiscal Capacity Policies, Hancock will take the following actions:

1. The Town of Hancock will start the process of preparing, maintaining, and annually updating a 5 year Capital Improvement Program.

Responsible Party: Selectmen
Time Frame: Beginning in 1993
Estimated Cost: Not Known
Sources of Funding: N/A

IV

REGIONAL COORDINATION PLAN

SECTION IV: REGIONAL COORDINATION PLAN

1. INTRODUCTION

Many issues facing a town either have interlocal (between several towns) effects or are affected by the actions of several towns. The purpose of this section is to identify those issues which have significance beyond the Town of Hancock's borders and to recommend action strategies.

2. REGIONAL ISSUES

The significant regional issues identified in this plan include:

- a. Economic Development;
- b. Solid Waste Management;
- c. Recreational Opportunities;
- d. Protection of Marine Environments; and
- e. Protection of Groundwater Resources.

3. RECOMMENDATIONS

a. Regional Coordination Policy: -

Given the regional aspects of many issues facing the town,

"It is the policy of the Town of Hancock to cooperate and communicate with other communities in order to efficiently address issues of interlocal significance."

b. Regional Coordination Actions

To implement the Regional Coordination Policy stated above, it is recommended that the Town of Hancock:

1. Participate in regional economic development efforts which benefit the Town's economy, yet do not negatively affect its environment and rural character.
2. Continue to participate with the Towns of Franklin, Sullivan, Winter Harbor, Sorrento, Lamoine, and Gouldsboro in the Coastal Recycling Corporation program.
3. Continue to participate in regional recreational initiatives and programs.
4. Call upon resources such as the Friends of Taunton Bay and the Frenchman Bay Conservancy and the Towns of Franklin, Lamoine, Sullivan, and Sorrento in identifying activities which result or have the potential of resulting in adverse impacts on the ecological diversity and productivity of important marine environments and in developing interlocal strategies to avoid and/or minimize such adverse impacts.
5. Work with the City of Ellsworth and the Town of Lamoine in identifying activities which result or have the potential of resulting in adverse impacts on the quantity and quality of ground water contained in the major aquifer shared by these two other communities and in developing interlocal strategies to avoid and/or minimize such adverse impacts.

V

CAPITAL INVESTMENT PLAN

SECTION V: CAPITAL INVESTMENT PLAN

1. INTRODUCTION

In the various Inventory and Analysis sections, recommendations have been made which will require a substantial amount of funding over the next ten years. In order to plan for the efficient raising and expenditure of funds, all recommended actions involving over \$5,000 have been listed below. These actions have been analyzed with respect to priority, cost, and feasibility.

2. CAPITAL INVESTMENT ACTIONS

A. Plan for building a Sand and Salt Storage Shed over the existing pile.

Responsible Party: Selectmen / Road Commissioner
Time Frame: 1996
Estimated Cost: \$75,000
Sources of Funding: State: 75%, Local funds: 25%

B. Continue the regular Road Maintenance and Paving Program.

Responsible Party: Selectmen/Road Commissioner / Road Committee
Time Frame: Policy Statement at 1993 June Town Meeting
Estimated Cost: \$100,000 per year.
Sources of Funding: Local Funds and State subsidy
(Note: The Town's share will continue to increase, in the past the State has contributed as much as \$50,000 annually.)

C. Pursue a Community Development Block Grant for the rehabilitation of existing substandard housing units in Hancock.

Responsible Party: Board of Selectmen
Time Frame: Phase I CDBG Application due October 1993.
Estimated Cost: Approximately \$10,000
Sources of Funding: CDBG Program: 75%, Local Match: 25%

D. Continue regular Capital Reserve Accounts.

Responsible Party: Board of Selectmen
Time Frame: On-going
Estimated Cost: Variable
Sources of Funding: Local Funds

3. ANALYSIS

Two of the capital investments identified by the plan depend upon receipt of a grant. If a grant is not obtained, these projects remain priorities; therefore, the town should continue to explore other options. For those projects which are ineligible for grants, the town may be able to finance them by setting aside some money in reserve each year as part of its Capital Improvements Program.

This Capital Investment Plan does not include all potential new costs to the town. As mentioned above, it does include all one-time expenses of over \$5000 this plan has identified for the next ten year. However, there are several other significant possible expenses which should be noted.

First, there are several studies and planning processes this plan recommends which may in turn reveal the need for capital improvements within ten years.

Another example is the Solid Waste Management Committee. As recommended by the Public Facilities and Services section, the town should appoint a committee to study waste management options. The result may include a transfer station or some other facility which would cost the town over \$5000.

Finally, many of the recommendations include changes to be made to Hancock's Land Use Guidance Ordinance. Indeed, the Comprehensive Planning and Land Use Regulation Act requires that a revised ordinance be submitted to the state within twelve months of when the Comprehensive Plan is submitted. Although grant money will be available from the state, the town will need to raise its share, (25%) of the revision planning costs.

Because these decisions about expenditures will be made over the next several years and because of changing financial conditions, the Capital Improvement Program should be revised annually. This is necessary in order to determine the yearly budget allocation for each investment. In addition, the town should re-evaluate its capital outlays during the 1996 revision of this Plan.

4. RECOMMENDATIONS

A. Capital Investment Policy

Given the limited budget of the Town of Hancock:

"It is the policy of the Town of Hancock to anticipate major expenditures and plan for the efficient use of the town's fiscal resources."

B. Capital Investment Actions

To implement the Capital Investment Policy stated above, it is recommended that the Town of Hancock:

1. Develop a Capital Improvement Program; and
2. Consider enacting an Impact Fee Ordinance, that will access impact fees of developers to help finance capital improvements directly attributable to their developments, such as their share of fire equipment, school space, etc., needed to serve their developments.

VI

PROPOSED LAND USE PLAN

SECTION VI: PROPOSED LAND USE PLAN

A. PROJECTED FUTURE GROWTH

In planning where and how growth should occur, a reasonable estimate of the amount of growth expected is required.

Calculation Alternatives:

1. Divide the difference between Hancock's projected year 2000 population and the estimated 1990 population by the projected year 2000 median household size:

$$\begin{array}{rcl} & 2,101 & \text{2000 projected year-round population} \\ - & \underline{1,757} & \text{1990 year-round population} \\ & 344 & \text{persons} \end{array}$$

344 divided by 2.31 (median household size in 2000) equals 149 additional year-round housing units needed by 2000.

2. Subtract the number of housing units in Hancock in 1990 from the projected number of housing units in Hancock by the year 2000:

$$\begin{array}{rcl} & 961 & \text{2000 projected year-round housing units} \\ - & \underline{767} & \text{1990 year-round housing units} \\ & 194 & \text{additional year-round housing units needed.} \end{array}$$

3. Subtract the projected year 2000 number of households from the 1990 number of households:

$$\begin{array}{rcl} & 910 & \text{2000 projected number of households} \\ - & \underline{715} & \text{1990 number of households} \\ & 195 & \text{new households.} \end{array}$$

Space for 195 new households should be needed by the year 2000. Although the number of households does not translate directly to the number of year-round housing units, this figure still provides another estimate of the amount of residential growth that can be anticipated.

To use the average of these methods add 149, 194, 195, and divide by 3, giving a projected average of 179 additional units needed between 1990 and the year 2000. The existing minimum lot size in town is 40,000 square feet. Assuming about 1 acre per housing unit, 179 acres of land will have to be developed to accommodate these new housing units if there were no conversions of seasonal units to year-round use.

The projected growth rate in the 10 year planning period is about 18 new units per year: 179 units total. The actual growth rate will depend on the economy, the growth rate of Ellsworth, the availability of land, and other local and regional factors. If the current recession persists the growth rate will probably be slower than 18 units per year. When the plan is revised in 1997 population figures will be updated and the growth projection will be adjusted.

B. REMAINING BUILDABLE LAND

Although there is a large amount of undeveloped land in Hancock, much of it appears to be less suitable for development. In order to plan for development in areas of the town which are physically best suited for growth, the less suitable areas must first be located.

Land considered less suitable for growth and development include the following areas which are shown on the Land Less Suitable for Development Map:

1. Freshwater wetlands and waterfowl and wading bird habitat;
2. Bald eagle nesting sites;
3. Slopes over 15%;
4. Flood plains;
5. Very low soils potential for development; and
6. Sand and gravel aquifers.

Recommended regulations governing future development in these areas is included later in this Section. The Land Less Suitable for Development Map also shows land which is valued for agriculture and forestry.

C. RECOMMENDED CHANGES TO THE EXISTING ZONING MAP

The possibility of making these suggested modifications should be explored during the implementation of this Plan.

1. General Development

An important change to the existing zoning map should be to re-examine the Town's General Development Zone. The objective of creating this area was to permit water dependent uses, such as lobster pounds and dry docks, to continue to operate and to develop in appropriate areas of the Town's coastline. The recent mapping of shorebird nesting and staging areas by the Maine Department of Inland Fisheries & Wildlife identifies areas in inter-tidal zones and open water which are protected under the National Resources Protection Act. The Town's General Development Zones should be reduced so that they do not coincide with these protected areas. The new zoning in these areas should be more restrictive of new uses: either Limited Residential or Resource Protection, depending on the existing use of the area and the nature of the abutting intertidal zone.

2. Industrial Zone

The Town's industrial zone now lies almost entirely above a productive aquifer. Much of this zone is not now developed industrially; much of it is used either for residential or agricultural purposes. In order to reduce the future threats to ground water resources and to support the development which has already occurred in this part of town, the industrial zone should be reduced in size but should still encompass the existing industrial uses. This would result in two smaller industrial zones: one at Washington Jct. and a second at the intersection of the Washington Jct. Rd. and Route 1.

D. IDENTIFYING GROWTH AND RURAL AREAS

Hancock's Growth and Rural Areas were identified based upon the amount of growth expected and the Land Less Suitable for Development Map. The proposed Growth Areas are shown on the Proposed Land Use Map.

The Committee explored many alternatives for the location of the Growth Area in the Town of Hancock. The Town can anticipate about 180 new housing units in the 10 year planning period. This residential Growth is realistically expected to occur in a number of areas in town including existing undeveloped mobile home park sites (about 50 such sites exist now), existing undeveloped subdivision lots (about 75 such sites exist now), and in the form of conversions of seasonal house to year-round. Even so, the designated Growth Area should be large enough to accommodate the anticipated new units. The Proposed Growth Area is located near the center of Town, on both sides of route 1 and east of route 182. Development in this area could be easily serviced by the Town's existing school bus routes and would not adversely affect the Town's many identified natural resources. To make best use of this area the Town might establish several road easement locations into this area from routes 1 and 182. This

decision and the possible sites for road easements should be addressed during the implementation of this Plan. Residential development in this area would support the small businesses established in the Hancock Village area, just east of this site, and would foster additional development of this kind.

Approximately 600 acres are included in this proposed Growth Area. Residents support a minimum lot size of 40,000 square feet, so even subtracting unbuildable sites, developed sites, and access roads this area could more than accommodate the expected growth for the next 10 years.

E. RECOMMENDED LAND USE REGULATIONS

In order to encourage development in the Growth Areas and discourage inappropriate development in Rural Areas, new land use regulations should be enacted in accordance with these recommendations:

1. Proposed Growth Areas

A 40,000 square foot minimum lot size is recommended in the residential growth area on Routes 1 and Old Route 1 as shown on the Proposed Land Use Map. In this area, road frontages, setbacks, maximum lot coverage, and other dimensional requirements not mandated by state law shall be substantially less restrictive than required in rural areas. This area is intended to be primarily residential but small businesses and home occupations should be permitted according to guidelines developed by the Planning Board or Implementation Committee.

2. Proposed Rural Areas

A minimum lot size of 40,000 square feet of buildable land is recommended in the Rural Areas. New subdivisions should require a minimum lot size of 2 acres unless they use a clustered plan. Cluster development would be encouraged of all subdivisions in this area of 10 or more acres by use of a density bonus that allows the dimensional requirements to be reduced by as much as 50 percent provided that a net area at least equal in area to the cumulative lot size reduction is maintained as common or public land. A 50 foot vegetated buffer strip may be required between new development in the Rural Areas and the rights of way of all public roads. Significant parts of the Rural Areas would be further protected by the special areas regulations described below.

3. Special Areas

This Plan recommends protection for some of the Town's sensitive resources. In these areas regulations which exceed the Growth and Rural Area land use controls would apply.

a. Resource Protection Zone: This would include all freshwater wetlands and areas within 75 feet of their upland edges. In this zone no development activity would be allowed, as is presently the case under Hancock's 1991 Environmental Control Ordinance. Added to this existing zone should be the identified bald eagle nesting areas and waterfowl and wading bird habitat. If future analysis by the Maine Department of Inland Fisheries and Wildlife identifies deer wintering areas in Hancock which are of essential or significant value then they should also be included in this zone. The only deer wintering area now identified in town is of indeterminate value.

b. Shoreland Zone: This would include all land within 250 feet of all shoreland and Resource Protection Zones, as is presently the case. Within this zone the Planning Board upholds State protection standards based on the Mandatory Shoreland Zoning Act.

c. Stream Protection Zone: This would include land within 75 feet of Kilkenny and Egypt Streams unless the land falls in a Resource Protection Zone or Shoreland Zone as is now the case. Within this zone new development would continue to be prohibited, excepting single family homes, providing a variance is obtained.

d. Aquifer Protection Overlay Zone: This zone would include areas within 300 feet of the Town's major sand and gravel aquifers. Developers of land in these areas will need to submit Ground Water Impact Assessments, prepared by qualified professionals, to the Planning Board demonstrating that any proposed new development or any substantial enlargement of an existing development will not significantly adversely affect these resources as a condition of receiving site plan approval. Activities with the potential of introducing inorganic chemicals (nitrates/heavy metals), organic chemical (pesticides/herbicides), micro-biological (coliform bacteria), or radiological (natural gross alpha/man-made gross beta) contaminants in excess of the limits established by state and federal drinking water regulations will be prohibited. The revised Environmental Control Ordinance should regulate the activities that would present an adverse impact on the quality and quantity of ground water resources. This zone would overlay other districts identified in the Town's Official Zoning Map. The Lamoine and Ellsworth Planning Boards shall be notified of all applications in the Aquifer Protection Overlay Zone and be invited to submit their comments.

e. Development in Flood Plains should continue to be regulated by the Town's 1991 Floodplain Management Ordinance which directs new construction to be developed in such a way as to minimize damage from potential floods.

f. New Subdivision and Site Plan Review Ordinances should be written to keep new development in the Rural Areas off main roads by encouraging or requiring the construction of internal access roads and by encouraging the implementation of clustered site plans.

4. Hancock Village

In September of 1991 the Department of Transportation held a public hearing on their plans to widen Route 1 from east of Franklin Road to the Hancock-Sullivan Bridge. Following this hearing, discussion at a public information meeting on the Comprehensive Plan resulted in the creation of a Hancock Village Committee. The purpose of this committee was to create an entity which would work with the D.O.T. on future development plans in Hancock Village and guide other new development in this area to reinforce a town center in Hancock. Hancock Village was loosely defined as the section of U.S. Route 1 between the Congregational Church and the Pierre Montoux Memorial, including the monument lot and the Town Hall. This committee should develop a Plan for improving Hancock Village. Ideas for such improvement included installing a blinking light at the Hancock Corner Intersection, developing bike lanes and crosswalks at critical locations, posting signs announcing the location of Hancock Village, a no passing zone for this stretch of road, and a lower speed limit.

F. RECOMMENDATIONS

In order to implement the Land Use Plan outlined in this Section, it is recommended that the Town of Hancock:

Adopt and periodically update an official Land Use Map which designates areas for future growth and development and protects vulnerable natural resources from the adverse affects of development, as part of the Town's adopted Comprehensive Plan.

Adopt and enforce Land Use Regulations which direct future growth and development in areas identified as suitable and appropriate for such growth, and restrict future growth and development in areas where such activities have the potential of adversely affecting identified vulnerable natural resources, as recommended in the Town's adopted Comprehensive Plan.

In order to achieve these policies it is recommended that the Town of Hancock:

1. Prepare and maintain an Official Zoning Map designating the recommended Growth, Rural and Special Areas contained in this Section of the Comprehensive Plan;
2. Revise its Zoning and Subdivision Ordinances to implement the dimensional, location, and performance recommendations contained in this Section of the Comprehensive Plan;
3. Prepare a Site Plan Review Ordinance; and
4. Recalculate the anticipated growth at regular 5 year intervals.

APPENDIX A

GROWTH MANAGEMENT OPINION SURVEY

APPENDIX A: TOWN OF HANCOCK OPINION SURVEY

SUMMARY OF HANCOCK'S OPINION SURVEY

On February 8, 1991 the Hancock Comprehensive Plan Committee mailed 1006 Growth Management Opinion Surveys to Hancock taxpayers. A total of 330 responses were returned to the Town Offices. This represents a response rate of approximately 31% which is considered to be a fair rate of response. What follows is a brief summary of the results of this survey.

1. Respondent Survey

Approximately 44% of the respondents were between the ages of 45 and 64 and 31% were over 65. 39% indicated that they have lived in Hancock for 20 or more years and 76% indicated that they expect to live here five years from now. 67% of respondents were year round residents.

Most respondents indicated that the seacoast, open spaces, woods, privacy and sense of community are the most important reasons for their living in Hancock. The next most favored reasons for living in Town was to live near friends or relatives or the Town's relatively low land, house or rent prices.

2. Population, Housing, and Economic Growth

Overall, respondents indicated that they would like to see growth in the next ten years either slower than in the last ten years or not occur at all. An exception to this was on the subject of small business activity (retail stores, etc.): 37% would prefer seeing the same rate of growth and 20% would like to see faster growth than in the last 10 years. Also, 23% would prefer to see the same rate of growth and 19% would prefer to see a faster rate of growth of large business activity than has occurred in the last 10 years. These statistics contrast with the fact that only 38% of respondents thought that the Town of Hancock should adopt policies and take actions to encourage businesses to locate in Town while 43% were against such policies and actions.

On the subject of housing, 49% of respondents thought that it was difficult for low and moderate income people to find affordable housing in Hancock. 64% of respondents spent less than 33% of their income on housing; indicating that for these individuals housing was in the State defined affordable range. 66% of respondents opposed the Town encouraging manufactured housing and mobile home parks, 47% opposed the Town developing subsidized housing units, and 41% opposed encouraging more multi-family housing and apartments in Town. These responses contrast the evenly divided response on whether the Town should do nothing regarding affordable housing: 25% were in favor, 29% were neutral, and 32% were opposed.

3. Public Facilities and Services

While generally satisfied with the facilities and services currently offered by the Town, there were some exceptions: 44% felt that the enforcement of speed limits was a frequent or occasional problem, 51% felt that the control of ATV's on public roads was an occasional or frequent problem. Respondents also indicated overall satisfaction with the operation of town government and the school system.

In regard to services the Town might consider providing in the future, most respondents did not feel that a year-round library, a town-owned fire department or changing in the form of town government (to Council or Manager) in the next 10 years was a high priority at this time. 53% of respondents favored creating a town park with shore access within the next 5 to 10 years.

4. Recreation

An over whelming 75% of respondents indicated that they were most likely to use their own land for recreational purposes. 48% thought that the Town of Hancock should work to develop additional public access and recreation areas for the citizens of Hancock, and 45% felt that there was insufficient public access to the coast in Hancock and that the Town should acquire a right-of-way for public use.

5. Resource Protection

Overall, respondents indicated that there is adequate protection for the various natural resources in Hancock. While 41% felt that there was adequate or too much preservation of scenic areas, a larger minority than usual, 32% felt that there was inadequate protection of scenic resources.

6. Marine Resources

85% of respondents indicated that none of their incomes came from harvesting marine resources.

7. Growth Management

87% of respondents owned land in Hancock, 69% bought their land (as opposed to inheriting or being given the land) and most respondents had owned their land over 10 years.

On the subject of designating areas for residential growth, 40% favored locating the areas anywhere where natural resources would not be affected. Within a growth area a minimum lot size of 40,000 square feet (as present) is favored by 48% of respondents. 48% of respondents favored seeing the next 10 years' residential development dispersed throughout the undeveloped parts of town.

Regarding the commercial zone for businesses which is presently located around most of Route 1, Mud Creek Road, and Route 182, 58% of respondents felt that the commercial zone should remain the same and 16% felt that it should be made smaller. 52% felt that the industrial zone which is presently located on the Washington Junction Road should remain the same. 69% of respondents felt that there is sufficient room for commercial and industrial growth in Town.

Of Survey respondents, 43% felt that mobile home parks should continue to be built only in the commercial and industrial zones. Within the remaining land ("rural area") 41% favored continuing having a minimum lot size of 40,000 square feet. 58% favored establishing an "historic district" around the Town Hall/monument area of Town and 19% opposed establishing such a district.

78% of respondents agreed that if new development increases the need for municipal services, the developer should pay fees to cover some of the increased costs for roads, schools, fire protection, and other services which are directly attributable to the development.

73% of respondents agreed that the Town should enter into regional agreements with neighboring towns for cooperation in areas such as fire protection, police protection, and water quality controls.

46% agreed that the Town should consider developing a five year capital improvement program to pay for improved municipal facilities such as buildings, roads, and fire protection, 44% agreed that the Town should strongly recommend that new subdivisions be kept off main roads and encourage cluster housing surrounded by open spaces.

TOWN OF HANCOCK
1991 OPINION SURVEY
TABULATION OF RESPONSES

TOWN OF HANCOCK 1991 OPINION SURVEY TABULATION OF RESPONSES

SECTION 1: RESPONDENT PROFILE

Number/Percent
Respondents

A. What is your age?	
1. 18-24	2 (00.61%)
2. 25-44	80 (24.24%)
3. 45-64	144 (43.64%)
4. 65 or more	102 (30.91%)
5. no response	2 (00.61%)
B. In total, how many years have you lived in Hancock?	
1. less than 2 years	30 (09.09%)
2. 2 to 4 years	35 (10.61%)
3. 5 to 9 years	50 (15.15%)
4. 10 to 19 years	75 (22.73%)
5. 20 or more years	128 (38.79%)
6. no response	12 (03.64%)
C. Are you:	
1. Male	163 (49.39%)
2. Female	166 (50.30%)
D. Which of the following best describes your residency in Hancock?	
1. A year-round resident	222 (67.27%)
2. A seasonal resident	62 (18.79%)
3. Non-resident	30 (09.09%)
4. Other, please specify	7 (02.12%)
5. No response	9 (02.73%)
E. Where do you work?	
1. Hancock	31 (09.39%)
2. Ellsworth	47 (14.24%)
3. Homemaker	18 (05.45%)
4. Other location	92 (27.88%)
5. Work at home occupation/business	21 (00.36%)
6. Unemployed	6 (01.82%)
7. Retired	111 (33.64%)
8. No response	4 (01.21%)

Why do you live in Hancock?

F. Relative or parents have lived in Hancock for many years	
1. Very important reason	82 (24.85%)
2. Somewhat important reason	29 (08.79%)
3. Not an important reason	74 (22.42%)
4. No opinion	67 (20.30%)
5. No response	78 (23.64%)
G. Friends live in Hancock	
1. Very important reason	49 (14.85%)
2. Somewhat important reason	72 (21.82%)
3. Not an important reason	91 (27.58%)
4. No opinion	34 (10.30%)
5. No response	84 (25.45%)

	Number/Percent Respondents
H. Close to work	
1. Very important reason	36 (10.91%)
2. Somewhat important reason	45 (13.64%)
3. Not an important reason	96 (29.09%)
4. No opinion	45 (13.64%)
5. No response	108 (32.73%)
I. Open space, woods, privacy	
1. Very important reason	174 (52.73%)
2. Somewhat important reason	69 (20.91%)
3. Not an important reason	16 (04.85%)
4. No opinion	3 (00.91%)
5. No response	68 (20.61%)
J. Seacoast/Shorefront	
1. Very important reason	168 (50.91%)
2. Somewhat important reason	51 (15.45%)
3. Not an important reason	34 (10.30%)
4. No opinion	15 (04.55%)
5. No response	62 (18.79%)
K. Low land/house/rent prices	
1. Very important reason	51 (15.45%)
2. Somewhat important reason	55 (16.67%)
3. Not an important reason	78 (23.64%)
4. No opinion	43 (13.03%)
5. No response	103 (31.21%)
L. Current tax levels	
1. Very important reason	80 (24.24%)
2. Somewhat important reason	69 (20.91%)
3. Not an important reason	58 (17.58%)
4. No opinion	26 (07.88%)
5. No response	97 (29.39%)
M. Quality of Schools	
1. Very important reason	40 (12.12%)
2. Somewhat important reason	51 (15.45%)
3. Not an important reason	72 (21.82%)
4. No opinion	66 (20.00%)
5. No response	101 (30.61%)
N. Coastal Resources (Clams, Lobster, Fish, Mussels, etc.)	
1. Very important reason	28 (08.48%)
2. Somewhat important reason	65 (19.70%)
3. Not an important reason	107 (32.42%)
4. No opinion	31 (09.39%)
5. No response	99 (30.00%)

Number/Percent
Respondents

- O. Sense of Community
1. Very important reason 60 (18.18%)
 2. Somewhat important reason 99 (30.00%)
 3. Not an important reason 56 (16.97%)
 4. No opinion 30 (09.09%)
 5. No response 85 (25.76%)

- P. Other, please specify
1. Response 28 (08.48%)
 2. No response 302 (91.52%)

- Q. Do you expect to live here five years from now?
1. Yes 252 (76.36%)
 2. No 11 (03.33%)
 3. Don't know 49 (14.85%)
 4. No response 18 (05.45%)

- R. If not, why?
1. Response 30 (09.09%)
 2. No response 300 (90.91%)

SECTION 2: POPULATION, HOUSING AND ECONOMIC GROWTH

In the past ten years, Hancock has experienced some growth in many different sectors. What kind of growth would you like to see in the next ten years relative to the past ten years?

- A. Single family housing
1. Prefer faster growth than last ten years 19 (05.76%)
 2. Prefer same rate of growth as last ten years 115 (34.85%)
 3. Prefer slower growth than last ten years 106 (32.12%)
 4. No growth 32 (09.70%)
 5. No opinion 25 (07.58%)
 6. No response 33 (10.00%)
- B. Multi-family housing
1. Prefer faster growth than last ten years 24 (07.27%)
 2. Prefer same rate of growth as last ten years 68 (20.61%)
 3. Prefer slower growth than last ten years 76 (23.03%)
 4. No growth 97 (29.39%)
 5. No opinion 28 (08.48%)
 6. No response 37 (11.21%)
- C. Summer homes
1. Prefer faster growth than last ten years 13 (03.94%)
 2. Prefer same rate of growth as last ten years 85 (25.76%)
 3. Prefer slower growth than last ten years 109 (33.03%)
 4. No growth 64 (19.39%)
 5. No opinion 22 (06.67%)
 6. No response 37 (11.21%)

	Number/Percent Respondents
D. Single lot mobile homes	
1. Prefer faster growth than last ten years	14 (04.24%)
2. Prefer same rate of growth as last ten years	55 (16.67%)
3. Prefer slower growth than last ten years	63 (19.09%)
4. No growth	143 (43.33%)
5. No opinion	19 (05.76%)
6. No response	36 (10.91%)
E. Mobile home parks	
1. Prefer faster growth than last ten years	11 (03.33%)
2. Prefer same rate of growth as last ten years	48 (14.55%)
3. Prefer slower growth than last ten years	41 (12.42%)
4. No growth	178 (53.94%)
5. No opinion	20 (06.06%)
6. No response	32 (09.70%)
F. Population levels	
1. Prefer faster growth than last ten years	18 (05.45%)
2. Prefer same rate of growth as last ten years	111 (33.64%)
3. Prefer slower growth than last ten years	94 (28.48%)
4. No growth	45 (13.64%)
5. No opinion	24 (07.27%)
6. No response	38 (11.52%)
G. Small business activity (retail stores, etc.	
1. Prefer faster growth than last ten years	64 (19.39%)
2. Prefer same rate of growth as last ten years	121 (36.67%)
3. Prefer slower growth than last ten years	46 (13.94%)
4. No growth	45 (13.64%)
5. No opinion	20 (06.06%)
6. No response	34 (10.30%)
H. Large business activity (over 10 employees; commercial)	
1. Prefer faster growth than last ten years	62 (18.79%)
2. Prefer same rate of growth as last ten years	77 (23.33%)
3. Prefer slower growth than last ten years	35 (10.61%)
4. No growth	91 (27.58%)
5. No opinion	28 (08.48%)
6. No response	37 (11.21%)
I. Industrial activity	
1. Prefer faster growth than last ten years	58 (17.58%)
2. Prefer same rate of growth as last ten years	62 (18.79%)
3. Prefer slower growth than last ten years	26 (07.88%)
4. No growth	112 (33.94%)
5. No opinion	35 (10.61%)
6. No response	37 (11.21%)
J. Do you think that the Town of Hancock should adopt policies and actions to encourage businesses to locate in Town?	
1. Yes	126 (38.18%)
2. No	141 (42.73%)
3. No opinion	42 (12.73%)
4. No response	21 (06.36%)

K. The pressures of growth and development often lead to a situation where people of modest income can no longer afford to live in the Town of their choice. Do you think that it is difficult for low and moderate income people to find affordable housing in Hancock?

- | | |
|----------------------|--------------|
| 1. Yes | 163 (49.39%) |
| 2. No | 68 (20.61%) |
| 3. No opinion | 82 (24.85%) |
| 4. No response | 17 (05.15%) |

L. Do you own or rent the house/apartment where you live?

- | | |
|----------------------|--------------|
| 1. Own | 284 (86.06%) |
| 2. Rent | 13 (03.94%) |
| 3. Other | 14 (04.24%) |
| 4. No response | 19 (05.76%) |

M. On the average, what percentage of your income do you spend on housing? (including basic utilities)

- | | |
|---------------------------|--------------|
| 1. Less than 28% | 112 (33.94%) |
| 2. 28-33% | 98 (29.70%) |
| 3. Over 33% | 54 (16.36%) |
| 4. Other/don't know | 45 (13.64%) |
| 5. No response | 21 (06.36%) |

Towns do have some tools to provide or encourage affordable housing. How do you feel about each of the following affordable housing solutions for Hancock?

A. More multi-family housing and apartments should be encouraged

- | | |
|------------------------------|--------------|
| 1. Favor | 78 (23.64%) |
| 2. Neutral, no opinion | 93 (28.18%) |
| 3. Oppose | 134 (40.61%) |
| 4. No response | 25 (07.58%) |

B. Developers should be given incentives to include affordable units

- | | |
|------------------------------|--------------|
| 1. Favor | 112 (33.94%) |
| 2. Neutral, no opinion | 75 (22.73%) |
| 3. Oppose | 120 (36.36%) |
| 4. No response | 23 (06.97%) |

C. Manufactured housing and mobile home parks should be encouraged

- | | |
|------------------------------|--------------|
| 1. Favor | 37 (11.21%) |
| 2. Neutral, no opinion | 49 (14.85%) |
| 3. Oppose | 219 (66.36%) |
| 4. No response | 25 (07.58%) |

D. Town should develop subsidized housing units

- | | |
|------------------------------|--------------|
| 1. Favor | 64 (19.39%) |
| 2. Neutral, no opinion | 85 (25.76%) |
| 3. Oppose | 156 (47.27%) |
| 4. No response | 25 (07.58%) |

E. Town should do nothing regarding affordable housing

- | | |
|------------------------------|--------------|
| 1. Favor | 83 (25.15%) |
| 2. Neutral, no opinion | 97 (29.39%) |
| 3. Oppose | 105 (31.82%) |
| 4. No response | 45 (13.64%) |

	Number/Percent Respondents
F. Other, please specify	
1. Response	30 (09.09%)
2. No Response	300 (90.91%)

SECTION 3: TRANSPORTATION AND ROAD MAINTENANCE

How would you rank the roads in Hancock that you use frequently?

A. Snow plowing	
1. Acceptable	209 (63.33%)
2. Occasional problem	46 (13.94%)
3. Frequent problem	15 (04.55%)
4. No opinion	40 (12.12%)
5. No response	20 (06.06%)
B. Sanding/salting	
1. Acceptable	192 (58.18%)
2. Occasional problem	56 (16.97%)
3. Frequent problem	20 (06.06%)
4. No opinion	40 (12.12%)
5. No response	22 (06.67%)
C. Pothole/repair	
1. Acceptable	138 (41.82%)
2. Occasional problem	96 (29.09%)
3. Frequent problem	54 (16.36%)
4. No opinion	19 (05.76%)
5. No response	23 (06.97%)
D. Grading of gravel roads	
1. Acceptable	132 (40.00%)
2. Occasional problem	55 (16.67%)
3. Frequent problem	33 (10.00%)
4. No opinion	87 (26.36%)
5. No response	23 (06.97%)
E. Ditch, brush, and culvert maintenance	
1. Acceptable	164 (49.70%)
2. Occasional problem	60 (18.18%)
3. Frequent problem	43 (13.03%)
4. No opinion	39 (11.82%)
5. No response	24 (07.27%)
F. Bridge maintenance	
1. Acceptable	168 (50.91%)
2. Occasional problem	24 (07.27%)
3. Frequent problem	6 (01.82%)
4. No opinion	103 (31.21%)
5. No response	29 (08.79%)
G. Enforcement of speed limits	
1. Acceptable	115 (34.85%)
2. Occasional problem	65 (19.70%)
3. Frequent problem	81 (24.55%)
4. No opinion	44 (13.33%)
5. No response	25 (07.58%)

Number/Percent
Respondents

H. Control of ATV's on public roads		
1. Acceptable	81	(24.55%)
2. Occasional problem	86	(26.06%)
3. Frequent problem	83	(25.15%)
4. No opinion	42	(12.73%)
5. No response	38	(11.52%)
I. Traffic congestion/flow		
1. Acceptable	198	(60.00%)
2. Occasional problem	51	(15.45%)
3. Frequent problem	12	(3.64%)
4. No opinion	27	(8.18%)
5. No response	42	(12.73%)
J. Bus service		
1. Acceptable	70	(21.21%)
2. Occasional problem	20	(6.06%)
3. Frequent problem	16	(4.85%)
4. No opinion	172	(52.12%)
5. No response	52	(15.76%)
K. Pedestrian/Bicycle safety		
1. Acceptable	105	(31.82%)
2. Occasional problem	84	(25.45%)
3. Frequent problem	42	(12.73%)
4. No opinion	61	(18.48%)
5. No response	38	(11.52%)

SECTION 4: EDUCATION AND PUBLIC SERVICES

The Town of Hancock offers many different services to its citizens. What is your satisfaction with the following town services?

A. Hancock County Sheriff Protection		
1. Good	109	(33.03%)
2. Adequate	129	(39.09%)
3. Inadequate	11	(3.33%)
4. No opinion	53	(16.06%)
5. No response	28	(8.48%)
B. Hancock Volunteer Police Department		
1. Good	153	(46.36%)
2. Adequate	84	(25.45%)
3. Inadequate	17	(5.15%)
4. No opinion	47	(14.24%)
5. No response	29	(8.79%)
C. Hancock Volunteer Fire Department		
1. Good	204	(62.01%)
2. Adequate	63	(19.15%)
3. Inadequate	2	(0.61%)
4. No opinion	33	(10.03%)
5. No response	28	(8.21%)

	Number/Percent Respondents
D. County Ambulance	
1. Good	110 (33.33%)
2. Adequate	73 (22.12%)
3. Inadequate	6 (01.82%)
4. No opinion	107 (32.42%)
5. No response	34 (10.30%)
E. Hancock Town Services (Town Office)	
1. Good	184 (55.62%)
2. Adequate	91 (27.66%)
3. Inadequate	4 (01.22%)
4. No opinion	24 (07.29%)
5. No response	27 (08.21%)
F. Library	
1. Good	56 (16.97%)
2. Adequate	34 (10.30%)
3. Inadequate	60 (18.18%)
4. No opinion	138 (41.82%)
5. No response	42 (12.73%)
G. Trash pickup	
1. Good	223 (67.58%)
2. Adequate	52 (15.76%)
3. Inadequate	6 (01.82%)
4. No opinion	21 (06.36%)
5. No response	28 (08.48%)
H. Hancock Grammar School	
1. Good	121 (36.67%)
2. Adequate	40 (12.12%)
3. Inadequate	8 (02.42%)
4. No opinion	122 (36.97%)
5. No response	39 (11.81%)
I. High Schools	
1. Good	69 (20.91%)
2. Adequate	46 (13.94%)
3. Inadequate	11 (03.33%)
4. No opinion	161 (48.79%)
5. No response	43 (13.03%)
J. Ellsworth/Sumner High School Vocational Programs	
1. Good	48 (14.55%)
2. Adequate	38 (11.52%)
3. Inadequate	9 (02.73%)
4. No opinion	194 (58.79%)
5. No response	41 (12.42%)

Number/Percent
Respondents

K. Ellsworth/Sumner Adult Education Programs

1. Good	63	(19.09%)
2. Adequate	55	(16.67%)
3. Inadequate	11	(03.33%)
4. No opinion	160	(48.48%)
5. No response	41	(12.42%)

L. Street Lighting

1. Good	49	(14.85%)
2. Adequate	130	(39.39%)
3. Inadequate	47	(14.24%)
4. No opinion	62	(18.79%)
5. No response	42	(12.73%)

M. Other, please specify

1. Response	26	(07.88%)
2. No response	304	(92.12%)

How do you feel about the following projects in terms of priority within the next ten years?

N. Year-round Library

1. Urgently needed within 5 years	74	(22.42%)
2. Needed within 10 years	61	(18.48%)
3. Not a high priority at this time	153	(46.36%)
4. No opinion	3	(00.91%)
5. No response	39	(11.82%)

O. Town-owned Fire Department

1. Urgently needed within 5 years	50	(15.15%)
2. Needed within 10 years	85	(25.76%)
3. Not a high priority at this time	141	(42.73%)
4. No opinion	4	(01.21%)
5. No response	50	(15.15%)

P. Create a town park with shore access

1. Urgently needed within 5 years	90	(27.27%)
2. Needed within 10 years	84	(25.45%)
3. Not a high priority at this time	114	(34.55%)
4. No opinion	2	(00.61%)
5. No response	40	(12.12%)

Q. Change the form of town government (Council or Manager)

1. Urgently needed within 5 years	49	(14.85%)
2. Needed within 10 years	43	(13.03%)
3. Not a high priority at this time	166	(50.30%)
4. No opinion	3	(00.91%)
5. No response	69	(20.91%)

R. Other, please specify

1. Response	10	(03.03%)
2. No response	320	(96.97%)

SECTION 5: RECREATION

- A. What recreation facilities/areas do you use most often?
- | | | |
|---------------------------------|-----|----------|
| 1. My own land | 249 | (75.45%) |
| 2. Private land owned by others | 24 | (07.27%) |
| 3. School yard | 4 | (01.21%) |
| 4. Other | 8 | (02.42%) |
| 5. HPVIS* wharf | 22 | (06.67%) |
| 6. HPVIS* tennis court | 3 | (00.91%) |
| 7. Little League Ballfield | | (00.00%) |
| 8. No opinion/no response | 20 | (06.06%) |
- B. How would you rate the town's success and effort in providing community recreational activities?
- | | | |
|----------------|-----|----------|
| 1. Excellent | 11 | (03.33%) |
| 2. Good | 34 | (10.30%) |
| 3. Moderate | 66 | (20.00%) |
| 4. Poor | 77 | (23.33%) |
| 5. No opinion | 125 | (37.88%) |
| 6. No response | 17 | (05.15%) |
- C. Do you think that the Town of Hancock should work to develop additional public access and recreation areas for the citizens of Hancock?
- | | | |
|----------------|-----|----------|
| 1. Yes | 157 | (47.58%) |
| 2. No | 59 | (17.88%) |
| 3. No opinion | 98 | (29.70%) |
| 4. No response | 16 | (04.85%) |
- D. If yes, what types of recreation areas, and where?
- | | | |
|----------------|-----|----------|
| 1. Response | 99 | (30.00%) |
| 2. No response | 231 | (70.00%) |
- E. In your view, what is the situation with public access to the coast in Hancock?
- | | | |
|---|-----|----------|
| 1. Sufficient access, no town action needed | 108 | (32.73%) |
| 2. Insufficient access, town should acquire right-of-way for public | 149 | (45.15%) |
| 3. No opinion | 49 | (14.85%) |
| 4. No response | 24 | (07.27%) |

SECTION 6: RESOURCE PROTECTION

How well do you feel the following resources of Hancock are currently protected from adverse impacts of future growth and development?

- A. Water quality of saltwater bodies
- | | | |
|--------------------------|-----|----------|
| 1. Too much protection | 9 | (02.73%) |
| 2. Adequate protection | 159 | (48.18%) |
| 3. Inadequate protection | 70 | (21.21%) |
| 4. No opinion | 42 | (12.73%) |
| 5. No response | 50 | (15.15%) |
- B. Water quality of streams
- | | | |
|--------------------------|-----|----------|
| 1. Too much protection | 5 | (01.52%) |
| 2. Adequate protection | 129 | (39.09%) |
| 3. Inadequate protection | 75 | (22.73%) |
| 4. No opinion | 69 | (20.91%) |
| 5. No response | 52 | (15.76%) |

Number/Percent
Respondents

C. Quality of wetlands and other wildlife habitat	
1. Too much protection	14 (04.24%)
2. Adequate protection	125 (37.88%)
3. Inadequate protection	72 (21.82%)
4. No opinion	65 (19.70%)
5. No response	54 (16.36%)
D. Quality of groundwater/aquifers/springs	
1. Too much protection	8 (02.42%)
2. Adequate protection	115 (34.85%)
3. Inadequate protection	79 (23.94%)
4. No opinion	75 (22.73%)
5. No response	53 (16.06%)
E. Preservation of scenic areas	
1. Too much protection	7 (02.12%)
2. Adequate protection	122 (36.97%)
3. Inadequate protection	106 (32.12%)
4. No opinion	46 (13.94%)
5. No response	49 (14.85%)
F. Forest resources	
1. Too much protection	5 (01.52%)
2. Adequate protection	118 (35.76%)
3. Inadequate protection	88 (26.67%)
4. No opinion	67 (20.30%)
5. No response	52 (15.76%)
G. Agricultural resources/farm land	
1. Too much protection	6 (01.82%)
2. Adequate protection	117 (35.45%)
3. Inadequate protection	72 (21.82%)
4. No opinion	84 (25.45%)
5. No response	51 (15.45%)
H. Historic buildings	
1. Too much protection	5 (01.52%)
2. Adequate protection	120 (36.36%)
3. Inadequate protection	58 (17.58%)
4. No opinion	93 (28.18%)
5. No response	54 (16.36%)
I. Coastal resources (clams, lobster, fish, mussels, etc.)	
1. Too much protection	14 (04.24%)
2. Adequate protection	129 (39.09%)
3. Inadequate protection	83 (25.15%)
4. No opinion	57 (17.27%)
5. No response	47 (14.24%)
J. Please list the three natural resources in Hancock most in need of additional protection	
1. Response	122 (36.97%)
2. No response	208 (63.03%)

	Number/Percent Respondents
K. Please list the three most important historic resources in Hancock	
1. Response	104 (31.61%)
2. No response	226 (68.39%)
L. What percentage of your total income comes from harvesting marine resources?	
1. None	280 (84.85%)
2. Under 10%	17 (05.15%)
3. 10%-50%	2 (00.61%)
4. over 50%	1 (00.30%)
5. 100%	2 (00.61%)
6. No response	28 (08.48%)
M. If you do harvest marine resources, please describe the. Does that industry have a future? What could the town do or not do to help that industry?	
1. Response	27 (08.18%)
2. No response	303 (91.82%)

SECTION 7: LAND USE

This Comprehensive Plan is being developed under Maine's Growth Management Law of 1988. This law mandates that each town designate growth area(s) and rural area(s). "Growth areas" are those areas suitable for orderly residential, commercial, and industrial development forecast over the next 10 years. "Rural areas" are those areas where protection should be provided for agricultural, forest, open space, and scenic lands within the municipality. Each municipality shall adopt land use policies and ordinances to discourage incompatible development. The Plan must recommend how the town will encourage development to occur in growth areas as opposed to rural areas.

A. Do you own land in Hancock?	
1. Yes	288 (87.27%)
2. No	28 (08.48%)
3. No response	14 (04.24%)
B. How long have you owned this land?	
1. Less than 5 years	59 (17.88%)
2. 5-10 years	53 (16.06%)
3. 10-20 years	84 (25.45%)
4. Over 20 years	98 (29.70%)
5. No response	36 (10.91%)
C. How did you acquire this land?	
1. I bought the land	227 (68.79%)
2. I inherited/was given the land	58 (17.58%)
3. Other	7 (02.12%)
4. No response	38 (11.51%)

Hancock's present land use ordinance contains zones that include the Residential, Commercial, and Industrial Zones as well as the special Shoreland Zoning areas (see attached map). Copies of this ordinance are available in the Town Hall. In all of these zones, there is a minimum lot size of \$40,000 square feet (1 acre = 43,456 square feet).

	Number/Percent Respondents
D. Which of the following areas would you prefer to see designated as a "growth area" for residential growth?	
1. Along Rt. 1	65 (19.70%)
2. Washington Junction Road	48 (14.55%)
3. Anywhere where natural res. would not be affected	132 (40.00%)
4. Areas near Franklin zoned "Reserved"	35 (10.61%)
5. Hancock Pt. areas zoned "Reserved"	7 (02.12%)
6. Other	12 (03.64%)
7. No response	31 (09.39%)
E. Regarding the type of residential development in town in the next ten years, what type of development would you like to see?	
1. Dispersed throughout undeveloped parts of town	160 (48.48%)
2. Clustered in one or more "village centers"	113 (34.24%)
3. Other, please specify	15 (04.55%)
4. No opinion	42 (12.73%)
F. Within this growth areas, what sort of land use controls would you prefer?	
1. Minimum lot size of .5 acre (21,780 sq.ft)	36 (10.91%)
2. Minimum lot size of 40,000 sq. ft. (as present)	158 (47.88%)
3. Minimum lot size of 2 acres (87,120 sq. ft.)	80 (24.24%)
4. No opinion	33 (10.00%)
5. No response	23 (06.97%)
G. Regarding the commercial zone for businesses (presently located around most of Rt. 1, Mud Creek Road, and Rt. 182).	
1. The commercial zone should remain the same	191 (57.88%)
2. The commercial zone should be made smaller	53 (16.06%)
3. The commercial zone should be made larger	28 (08.48%)
4. No opinion	34 (10.30%)
5. No response	24 (07.27%)
H. Regarding the industrial zone (Washington Junction Road)	
1. The industrial zone should remain the same	172 (52.12%)
2. The industrial zone should be made smaller	41 (12.42%)
3. The industrial zone should be made larger	53 (16.06%)
4. No opinion	38 (11.52%)
5. No response	26 (07.88%)
One concern expressed by some residents has been that commercial and industrial zones have been filled up by single-family residential development, leaving little room for commercial and industrial growth.	
I. Do you think there is sufficient room for commercial and industrial growth in the Town?	
1. Yes	226 (68.69%)
2. No	36 (10.94%)
3. No opinion	47 (14.29%)
4. No response	21 (06.08%)
J. How do you feel about residential growth in commercial and industrial zones?	
1. Residential growth should be allowed only in residential areas	88 (26.67%)
2. Residential growth should be allowed in commercial zones	61 (18.48%)
3. Residential growth should be allowed in industrial zones	7 (02.12%)
4. Residential growth should be allowed in both C & I zones	111 (33.64%)
5. No opinion	36 (10.91%)
6. No response	27 (08.18%)

Number/Percent
Respondents

With respect to Mobile Home Parks, state law requires that towns either allow mobile home parks to be developed on any suitable site in town or restrict mobile home park development to designated areas.

K. Which of these options do you prefer?

- | | |
|--|--------------|
| 1. Allow mobile home parks in any suitable site | 47 (14.24%) |
| 2. Allow mobile home parks in commercial zones only | 36 (10.91%) |
| 3. Allow mobile home parks in industrial zones only | 38 (11.52%) |
| 4. Allow mobile home parks in both C & I zones(as present) | 143 (43.33%) |
| 5. Other | 30 (09.09%) |
| 6. No response | 36 (10.91%) |

L. Within the remaining land ("rural area"), what sort of land use controls would you prefer?

- | | |
|---|--------------|
| 1. Minimum lot size of .5 acre (21,780 sq.ft.) | 21 (06.36%) |
| 2. Minimum lot size of 40,000 sq.ft. (as present) | 134 (40.61%) |
| 3. Minimum lot size of 2 acres (87,120) | 76 (23.03%) |
| 4. Minimum lot size of 5 acres | 51 (15.45%) |
| 5. Other | 11 (03.33%) |
| 6. No response | 37 (11.21%) |

M. Would you support the establishment of an "historic district" around the town hall/monument area? An "historic district" might involve Planning Board review of the architecture style of any new development in the area.

- | | |
|----------------------|--------------|
| 1. Yes | 191 (57.88%) |
| 2. No | 64 (19.39%) |
| 3. No opinion | 52 (15.76%) |
| 4. No response | 23 (06.97%) |

N. Related to zoning concerns, many towns are revising their code enforcement programs to better enforce building code and zoning regulations. How do you feel about code enforcement in Hancock?

- | | |
|--|--------------|
| 1. There is the right amount of enforcement at present | 102 (30.91%) |
| 2. There should be less code enforcement | 29 (08.79%) |
| 3. There should be more code enforcement | 102 (30.91%) |
| 4. No opinion | 73 (22.12%) |
| 5. No response | 24 (07.27%) |

Comments:

- | | |
|----------------------|--------------|
| 1. Response | 21 (06.38%) |
| 2. No response | 309 (93.62%) |

To what degree do you agree or disagree with the following statements on land use and development possibilities for the Town of Hancock?

O. The town should consider a five year capital improvement program to pay for improved municipal facilities such as buildings, roads, and fire protection.

- | | |
|----------------------|--------------|
| 1. Agree | 151 (45.76%) |
| 2. No opinion | 75 (22.73%) |
| 3. Disagree | 73 (22.12%) |
| 4. No response | 31 (09.39%) |

Number/Percent

Respondents

- P. If a new development increases the need for municipal services, the developer should pay fees to cover some of the increased costs for roads, schools, fire protection, and other services which are directly attributable to the development.

1. Agree	257 (77.88%)
2. No opinion	24 (07.27%)
3. Disagree	19 (05.76%)
4. No response	30 (09.09%)

- Q. The town should enter into regional agreements with neighboring towns for cooperation in areas such as fire protection, police protection, and water quality controls.

1. Agree	241 (73.03%)
2. No opinion	29 (08.79%)
3. Disagree	31 (09.39%)
4. No response	29 (08.79%)

- R. The town should strongly recommend that new subdivisions be kept off main roads and encourage cluster housing surrounded by open space.

1. Agree	145 (43.94%)
2. No opinion	55 (16.67%)
3. Disagree	98 (29.70%)
4. No response	32 (09.70%)

Ending Comments

1. Response	103 (31.21%)
2. No response	227 (68.78%)

COMMENTS FROM OPINION SURVEY

RESPONDENT 1

The Committee deserves much praise for its effort. My question after filling out the questionnaire and its tough to be consistent with answers to all question in different sections and making comments is are we going to have any growth to manage? The main problem is financial in that every new requirements a must be met by increased property taxes. More State mandates from DEP, for special education, etc. coupled with reduced sharing by the State puts the Town in a crunch. The many private properties, with owners not having children in local schools, must still foot the bills which must be paid by local private property taxes. Tax relief at the State level doesn't help much. I predict that if tax increases continue at the rate of the last four years, there will be a tax revolt. The increase tipping fees at PERC will be another shot at local tax payers. Recycling, though having great potential for reducing the trash stream, will be only a bandaid on lowering the tonnage that must be paid by Towns. The result will be that young working couples and those that have modest to low income, will be unable to pay the property taxes. Compared to our present real estate taxes, the property taxes in wealthy northern Virginia suburbs just four years ago were the same as the current Hancock property tax in 1990 for residential property. Most of Maine will remain in a poor and deteriorating economic condition because the State is held hostage to extreme environmental activists both within and outside the State. so far as development is concerned and Maine depends on the tourist trade for most of its growth which is vulnerable to national political forces as we all can see. Maine's industrial base is shrinking every year because of high costs of maintaining necessary profits, while higher taxes on real estate property are increased to meet social and educational requirements, thus discouraging any turn around in the industrial and commercial base needed to generate jobs. This is a catch-22 situation. The towns can do little to change. Questions--where do our jobs go when business goes into bankruptcy or moves out of state? Must Maine continue to be the loser? Should town be in the DEVELOPMENT BUSINESS? NO!!!!!! Give volunteer police force authority to make arrests for speeding and other misdemeanors backed by sheriff.

RESPONDENT 6-7

I'd like to see the Town take better care of the Monument Lot and the grounds around the school.

RESPONDENTS 22-23

The Town has outgrown Town Meeting (or soon will). Try a town meeting. Either pay selectmen to do the job or modify to manager system. Beef up the budgetary system-it is a farce as constituted. Something must be done to encourage greater citizen participation. I believe that the Town Government is inadequate and should be changed. Our staff is underpaid and over worked. Enforcement of codes, etc. is virtually non-existent. I have always felt that town based business should bear some of the burden of the costs of running the Town. I think the fiscal policies of the Town should be analyzed and brought up to date. I question the viability of the Town Meeting form of government at this time.

RESPONDENTS 26-27

We need 5,10,15,and 20 year plan. Limit commercial development to certain areas only within commercial areas as now designated. We do not need another Trenton. Hancock Should be a bedroom community in the future.

RESPONDENT 31

As Hancock develops in the future, the character and identity of the town should be maintained through appropriate land use controls. Hancock should not become a combination of Ellsworth with strip commercial development from one end of Rt. 1 to the other. Commercial development should be concentrated in roads such as Hancock Village and the Rt. 1/Rt.182 intersection. The image of the town will largely be determined by the character of the development along its main roads. Standards for commercial development should insure that access to main roads are limited and that landscaped buffers are provided between parking areas and roadways and any adjacent residential areas. Residential lot sizes and dimensional requirements should vary depending upon existing development characteristics, environmental consideration and location.

RESPONDENT 32

I have written "no opinion" several times because I know too little about the subject. Like many people, I should like to see the Town stay just the same, it won't quite, but with plans for the future and lots of work, the general appearance and the quality of the town can be kept very much for a few more hundred years.

RESPONDENTS 33-34

We feel the area on the Ferry Road and Eastside should be changed from commercial to residential. Outside of lobster fisherman it now is almost all residential and this would keep values of the houses down.

RESPONDENTS 35-36

There is a temptation to rush into all sort of controls and public involvement. I believe a strong zoning ordinance but some flexibility for small commercial enterprises to be granted exception within residential areas. Government with a smiles rather than a harsh and overly protective one.

RESPONDENT 44

Too many restrictions and red tape will discourage both business and new residents. I live in Taxachusetts and I hope Maine will never follow this State's path. Thank you.

RESPONDENT 45

Thank you for working on this. It is very important.

RESPONDENTS 46-47

Currently, as non-resident, we realize it is unfair for us to specifically respond to some serious planning features. Hopefully, we will soon be able to build and become active in town's planning.

RESPONDENTS 48-49

This is rather much for a not fully informed individual. Perhaps town should send out more information.

RESPONDENTS 61-62

Old Rt, 1 need to be improved.

RESPONDENTS 69-70

More regional planning needed. Not every town can be all things to all people, with "balanced" low cost to large housing, apartments, condos, commercial establishments, and industrial employers! People travel to other towns to work "normally" now. Would like to see town try to preserve older homes and preserve its background as much as possible.

RESPONDENTS 76-77

Question under Section 7.N - comment was I feel it is difficult to find properly trained people. I feel if a person works hard to buy a piece of property and pays his taxes on it. I feel he should be able to do as he wants, as long as it does not injure other people or their property.

RESPONDENTS 78-79

If a developer causes an increase in the services he should pay the entire increase in cost. The taxpayers should not be subsidizing private developers to allow them an increase profit.

RESPONDENT 80

Section 4.D - types of recreation - Shoreland, hiking and/or walking picnic areas, maybe something in the Tannery area. Beach area park, maybe with a pier of Hancock Point suitable for several families with kids that would include volleyball, horseshoe area, picnic tables, etc. Section 6.M - harvesting of resources -I have done some of all the above, etc. and now own a wholesale/retail seafood business in Bar Harbor. Animals must be protected especially by preserving and enhancing habitat, preserving existing productive areas and encouraging creation of more. Lobster hatcheries are inexpensive and working examples are available for one at the Bar Harbor Town Pier. Clam seeding programs are working around the state. Maybe some of these and more could be done in conjunction with the local schools.

RESPONDENTS 88-89

After 60 years many thanks for everything. It would be good to have a couple of street lights on our road.

RESPONDENTS 90-91

Low/land/house/rent prices - this is no longer true in Hancock. Land/house prices are very high. When we first moved here the low tax rate was attractive, taxes are now as high here as anywhere in the area. Section 1.P - the area is developing too quickly. Traffic is heavy. Open spaces are diminishing. Noise levels high. Section 2.F - why should we foot the bill for those on welfare or in subsidized housing. We'll open the town up to a lower class of people and all their problems and life styles. Section 3.K - traffic on our road is 25 MPH and cars do 60 MPH. There are children on bikes, Mom's w/babies walking the roads and at high risk of injury due to these speeders who don't seem to care. Section 4.M - road side trash is horrendous. There is no provision that we know of for this being picked up. The problem has escalated with the closing of the dump. The town should put up more "no littering" signs and enforce the law. There should be a crew to clean the area twice a year with encouragement to families, the town should help. The questionnaire is well written, however very lengthy. We did not receive our copy until 2.11.91 and felt that you did not give us: 1) sufficient notice of the meeting to be held that night; 2) one week is not sufficient time to answer a questionnaire of this length and detail. A lot of thought is required and the length of this for would be a turn off for many. I also imagine some residents would find the questions and responses confusing. Also, I question the ethics of having a Realtor and Builder on the board. The due date for this questionnaire is a Holiday, did you forget the Post Office would not be open? Also, please send sufficient notice out to residents regarding the next meeting date. Thank you.

RESPONDENTS 92-93

Section 4.M - when going into the Town Office, I have to hold my breath, because of the cloud of cigarette smoke. I'm sure anyone with respiratory problems would leave there in extreme distress.

RESPONDENT 94

In years past I have had knowledge of code violators who were verbally reprimanded, but not 1) required to restore area; or b) taken to court. If there is a code the town should enforce it even if some cases must go to court and cost money.

RESPONDENTS 102-103

It is difficult to answer questions concerning what the code allows, since I have no knowledge of its provisions.

RESPONDENTS 104-105

Section 3.C,D, & E - they are almost non-existent on the Austin Road. Section 4.M - Cable TV was meant to be offered on all town roads, non-existent on the Austin Road, Fire Lane 509. Section 7.N - almost non-existent in some areas at present. Road maintenance on the North end leaves a lot to be desired. The Austin Road is four to five feet lower and at least 30% wider than it was 18 years ago. All the gravel has been pushed into the ditches and plugged up the culverts. The road hasn't had any major maintenance for many years. Occasional grading worked when there were only two homes on the road, but last only a few days with more than eight homes on the road. Filling potholes with sand, has been done recently, doesn't even last a day. Snow removal, on the other hand, is over done. The unavailability of Cable TV on a town road with at least seven homes in less than 3/4 of a mile is a shocking mismanagement of the cable contract.

RESPONDENTS 108-109

As gas prices inevitably rise, how is our town going to survive. How can we work and live in an era of diminishing energy, and possibly, money. People who live at the end of long driveways are going to suffer first. But we are all strung out, dependent on cars for access to just about everything. Obviously, this is all very long range, yet I believe it is worth a couple of thoughts now.

RESPONDENTS 110-111

The town should encourage commercial and industrial development.

RESPONDENT 114

The Town Office should close on a day during the week and stay open all day on Friday.

RESPONDENT 115

I'm a land owner, but I have not lived in Hancock since 1957. Some of these questions I could not answer as I did not know the situation. I do appreciate our nice Fire Department and how nice the Town Officials are. Thank you.

RESPONDENTS 119-120

The recent increase in taxes makes it very difficult to retain ownership of coastal property. Notices of future meeting should be mailed earlier so that at least they are received before the meeting date!

RESPONDENTS 123-124

The importance of preserving our most precious resources all mentioned under Section 6 cannot be overestimated. Cluster housing should be encouraged as strongly as possible without force to allow growth that allows open space to remain dividing up the town into 1 or 2 acre lots would be disastrous. As much of the reserved land as possible should be maintained as wild lands. New industrial complexes subdivisions, mobile home parks, non-retail businesses, etc. should be encouraged or required to retain a "green" buffer zone between themselves and the road. The town should do all it can to preserve/encourage working farms, and to prevent people's losing family homesteads through high property taxes.

RESPONDENTS 125-126

I have a concern about manmade sea walls to keep the shorefront from diminishing. We should be allowed to put them up.

RESPONDENTS 127-128

Section 4.D - I would like to see the town own all the land possible from the wharf to Carter's Beach.

RESPONDENTS 131-132

Thanks for your work to improve our town's planning process.

RESPONDENTS 135-136

Naturally, as summer people we would like things to stay quiet, small population, and open spaces (woods need to be cleaned up). Does Hancock aspire to be a suburb or residential area to Ellsworth? Is the town in danger of dying if measures are not taken to make it a self-sufficient town. There's a new federal housing law. Can Hancock use provision of this bill? Are we already? No sidewalks anywhere. Should have walking trails. **OUR TWO MAIN CONCERNS ARE:** 1) the road by our house on Hancock Point gets higher & higher above us with each new load of gravel, and there is no effort to handle storm drainage. Which thus washes down the road bringing much silt & water onto our yard and foundation of the house, rotting porch timbers and others, too; 2) purity of the many wells on which we all depend with the many new septic fields on the Point, said purity in jeopardy.

RESPONDENTS 139-140

As summer resident, we don't have a strong knowledge of (or feeling for) several of the items listed throughout the questionnaire. We are quite happy with the town as is. We would encourage the active participation of the Frenchman Bay Conservation. What about hiking, x-c ski trails along the old Rt 1 track to Mt. Desert Ferry?

RESPONDENT 141

Date of survey - February 8th. Please return survey by February 18th. Next meeting at Town Hall - February 11th. My receipt of this questionnaire sent by bulk rate postage - March 1st!! I would like to further suggest to the powers that be that their communication with property owners is at best "inefficient" and "untimely".

RESPONDENTS 142-143

Section 3.M - inadequate regulation of sewerage discharge into Frenchman Bay. Thanks for providing an opportunity to express our opinions. Sorry we were late in responding.

RESPONDENTS 144-145

Sorry for late reply, but we only got this on February 28, 1991!

RESPONDENTS 149-150

Number, size, placement of mobile home parks should be restricted or limited to already existing. Conservation commission should try to acquire land. Wetlands should be protected. Public access to shores should be provided.

RESPONDENTS 162-163

Try to foresee the varied problems which will arise in view of the fact that growth is inevitable.

RESPONDENT 164

Section 1.P.a - Own undeveloped land and schools inadequate for handicapped son. Section 7.R - too many questions arise to answer this statement.

RESPONDENT 165

At present the lot sizes are too small and due to our geological make-up, I am worried about our water quality. With no town sewage system and many inadequate septic systems, this is a major concern.

RESPONDENTS 166-167

Hunting restrictions are needed, to be enacted and enforced, which limit the # of hunters entering Hancock and the law needs to BAN hunting on Hancock Point. The violations and danger to residents has become increasingly alarming. What do we need another "Bangor" incident!!

RESPONDENTS 168-169

We favor no growth at all, or failing this, as little as possible. Against additional subdivision.

RESPONDENT 170

This survey receive via U S Postal Service on February 27, 1991. Perhaps 1st class postage to out of town mailing addresses would insure receipt of all taxpayers opinions.

RESPONDENT 171

Received on February 23, 1991. The building code and zoning regulations should be strictly enforced throughout the town.

RESPONDENT 181

Section 7.G - it should be clustered and not extended in a strip. Section 7.L - it should be clearly different from residential, ie. suburban zoning. Thank you for sending out the survey. I am very pleased to be asked even though I am ignorant about certain issues by virtue of being a summer resident. I feel that one concept is of overriding importance (based on experience in my own city) and that is clustering, both of residential and commercial properties. Clearly defined areas of each will prevent wholesale strips with no visual relief for miles. Commercial zoning all along Route 1 will no much long term damage and reduce the appeal of the County.

RESPONDENT 184

Sorry if I have appeared vague. I hardly feel qualified to be opinionated on issues that I am not familiar with or of which do not effect me. If any town planning, I would only hope that all areas of the town should be considered and the best considerations be made for its residents.

RESPONDENT 185

We live out of State, own a small lot and don't now if we will build on it. I'm sorry we couldn't answer more questions, but we just don't know the area.

RESPONDENT 188

We need a parking lot and better boat launching facilities 1) ATV control; 2) better supervision and control of water supply and sewerage disposal. These should be approved prior to issuing building permits; and 3) establish district with firearms discharge control.

RESPONDENT 189

Town should control development and keep at a rate that can be handled. I think citizens should be better informed so they could make decisions.

RESPONDENTS 194-195

We think the speed limit should be posted 25 miles per hour on Fire Road 505. Also the hill on the Franklin side of Rt. 182 should be leveled so the driver can see coming off road 505.

RESPONDENTS 196-197

It would be interesting to know how many town resident use the Downeast Family YMCA. The town needs a road ordinance prescribing standards for road construction applicable to both new subdivisions and existing private roads. When development along these roads becomes dense enough there will be pressure to have them accepted as town roads. There is nothing wrong with this, but the roads should be up to a certain standard prior to acceptance by the town.

RESPONDENT 200

Zoning codes should be enforced.

RESPONDENT 201

The shore of Skillings River and Taunton Bay should be zoned Resource Protection throughout. Once those fragile natural areas are lost to development, they will never recover.

RESPONDENTS 209-210

Junction of Rt 1 & Washington Junction Road very dangerous and not lit up well at night.

RESPONDENTS 222-223

Section 2: part 11.f - new affordable housing would drive up taxes - state is already in trouble with their budget. Prior to mailing any future documents of this nature, I strongly recommend they be mailed at least 2 weeks before scheduled meeting. This document was not delivered until day of meeting. This is not good government!

RESPONDENTS 231-232

I see a tighter budget being required, with limited funds to meet our future needs. New and creative methods to raise funds are a must not increasing property taxes as they are fast becoming too high for many residents. I would suggest any new monies be raised by all residents, i.e. rent tax, mobile homes taxed at regular home tax rate, charges for all town services like a dump fee.

RESPONDENTS 235-236

We do not need "industry" in Hancock. I would refer to keep it residential and well maintained houses and zoning to keep it so. Well planned and maintained mobil home parks are needed but low income subsidized housing is not.

RESPONDENTS 240-241

The Committee's recommendation that abandon gravel quarries be reclaimed is a good one. Could be applicable to some these categories. See Section 2: A-E. Affordable housing should be considered. Must not include Federal subsidy. Non-paved road edges are dangerous. We would like to see strict enforcement of laws pertaining to the storage of unregistered vehicles on private property with complete disregard for their neighbors.

RESPONDENTS 243-244

Due to the fact that the industrial zone is owned by a handful of people that don't want to sell Respondent 1 feels the industrial zone should be expanded to include all of Rt. 1. Respondent 2 feels it should be expanded to include Rt. 1 up to the Carrying Place. People should be able to use and enjoy their property the way they want. With all the laws we have now, people can't do much of anything if one person complains.

RESPONDENT 245-246

The public needs much better access to the Town's Marine Resources. Suggestions expand the town dock area and provide adequate parking & picnic area. Limit use to town residents, property owners & guests. Other than the above, please, no new projects that would incur further property tax increase.

RESPONDENT 254

Section 4.F - I feel that there should be a year round Library especially since we no longer have the bookmobile, or make a definite arrangement with the Library at the Sorrento-Sullivan Recreation Center which would allow Hancock residents to make use of their facilities. Section 7.G - The area of the Mount Desert Ferry loop should be restricted to whatever businesses are settled there as of January 1991.

RESPONDENTS 255-256

I am greatly concerned that the DOT project underway to widen Route 1 downtown will have a negative impact on several areas: 1) trees along Rt 1 at the Monument Lot; 2) poor traffic control; and 3) speed enforcement (already exists on Rt 1 in the Town Center). I believe we do need (I'm sorry to say) either a stop light in town, to slow traffic, or a slower, enforceable speed limit, (from the Village Church to the LeDomain Restaurant). The Towns of Hancock and Sullivan should know and inform its citizens of what DOT plans are with regard to Rt 1 and the Hancock/Sullivan Bridge replacement.

RESPONDENT 264

The road needs to be widened from the Carrying Place to Bridge. Limit speed to 30 miles an hour - children are at risk, on foot or bike. Hancock Village should be just that. The church, a few shop, some houses, a Town Hall, Post Office, School (road), Fire Department access smaller roads off Rt 1 NOT A THROUGH-WAY (ALIAS SPEED WAY), a few more shops to entice people to slow down and maybe browse and buy. Suggestion: a catering, eating/buying place where people could bring food to sell and a few tables to eat at.

RESPONDENTS 267-268

Section 7.K.5 - we have too many mobile homes in Hancock already from people out of town which costs us alot of money for school and other. So called "developers" should be severely restricted. Private greed destroys public need.

RESPONDENTS 273-274

We need a freeze on town spending. The school budget has gone out of control. we must keep a tight range on the unfounded spending to save this great town.

RESPONDENT 275

Section 4.B - Where are they when you need them? Section 4.M - I have never seen or know anyone on the Volunteer HPD. I never see the police cars anywhere. Section 5.B - What recreational activities? Section 5.D - Fix up Carter's Beach. Section 7.N - If all the proper codes were enforced for the different situations, then no one could afford to build or repair buildings. Also the person who enforces the zones and ordinances should appear when the resident or business owners is around instead of trespassing. Section 7.R - Doesn't make any sense. FMHA will not approve a house that does not have access to a plowed main road. So how could something like that be legal? As far as zoning codes go, the industrial zone should include all of Rt 1 as far as the intersection of the "old" and "new" Rt 1. Doing that would ensure new businesses coming into the town with out worrying about zoning codes.

RESPONDENTS 277-278

Section 4.R - More dollars budgeted for arts at Hancock Grammar School. Section 5.D - Town Park, not sure where, maybe on Skillings River shore. At least have a better boat launching place. Section 6.M - We don't harvest directly, but depend on the harvest of seaweeds. Access in Skillings River would help, but besides that there's not much the town can do. 1) Please make the Ferry Road (Grant Street) residential except for "grandfathered" businesses & businesses run of the home (crafts, gardening, etc.); and 2) The greatest resources of Hancock are its natural environment and the peaceful social environment, we don't have to lock our doors. More development (commercial) will bring more degrading to the natural and social environments. Hello crime, suspicion, & paranoia. Good-bye peaceful community.

RESPONDENT 279

Zoning codes Rt 1 - 1) Visual check shows residential housing mostly single family dwellings, the zoning of commercial is ridiculous! This zoning can and with future growth reduce the value of property of the taxpayers of Hancock that live in this area. Re-zoning of this area should be addressed; 2) the town codes involving subdivisions should be re-looked at with regard to the projected future growth of the community. Perhaps we should add steps to the process to ensure appropriate dwellings; and the town landfill does not have adequate hours!

RESPONDENTS 287-288

Section 1.K - the cost of housing is not low here. Section 1.N - there is none for those who don't live in the village. Section 2.K - this town is a trailer city! Section 1.II.F - look at the "affordable housing lots" already for sale in prime locations that haven't sold. There's no need to encourage more, or we will end up like Franklin and Sullivan. Section 3.B - our road has never been salted, Ever! Section 3.H - they are a nuisance they scare the children. Section 3.K - presently unsafe for children to ride bikes on our road, and scary to walk. Section 4.A - except speeding. Section 4.E - need evening hours, one night per week. Section 4.F - what Library? Section 4.L - what street lighting? No matter, I don't want any. Section 6.A - there is adequate protection in regard to new development, but older houses on the shore continue to pollute and nothing is being done. Section 7.E - no mobile homes, houses only. Section 7.H - I think the East side of the Washington Junction Road should be changed to residential use only. Section 7.K - do not allow any new mobile home parks. We have enough already.

RESPONDENT 289

Section 7.H - This is an area of high sands and gravels. Certain types of industrial activities could irreparably harm the aquifer. Certain precautions should be taken to protect this groundwater storage area. Preserve open space. Limit roadside development. Protect the sand & gravel aquifer near the Washington Junction Road from pollution. Limit industrial gas/oil toxic businesses, highly susceptible to pollution. Letting "trailers" be attached to homes in the village (ie. "gallery") is very detrimental to the aesthetics of the town. Avoid this type of mistake at all costs!!

RESPONDENTS 294-295

Hancock has a great opportunity in this and the next decade. Being next to Ellsworth which is growing rapidly and being increasingly commercialized, and being the nearest shorefront community to the largest population center of Eastern Maine, it has the greatest potential to become the prime residential community for this area. If we maintain and improve the zoning and comprehensive plans with this in mind, our tax base will be increasingly adequate to provide a general up grade in our quality of life, and to provide the services our population wishes without increased tax rates.

RESPONDENT 296

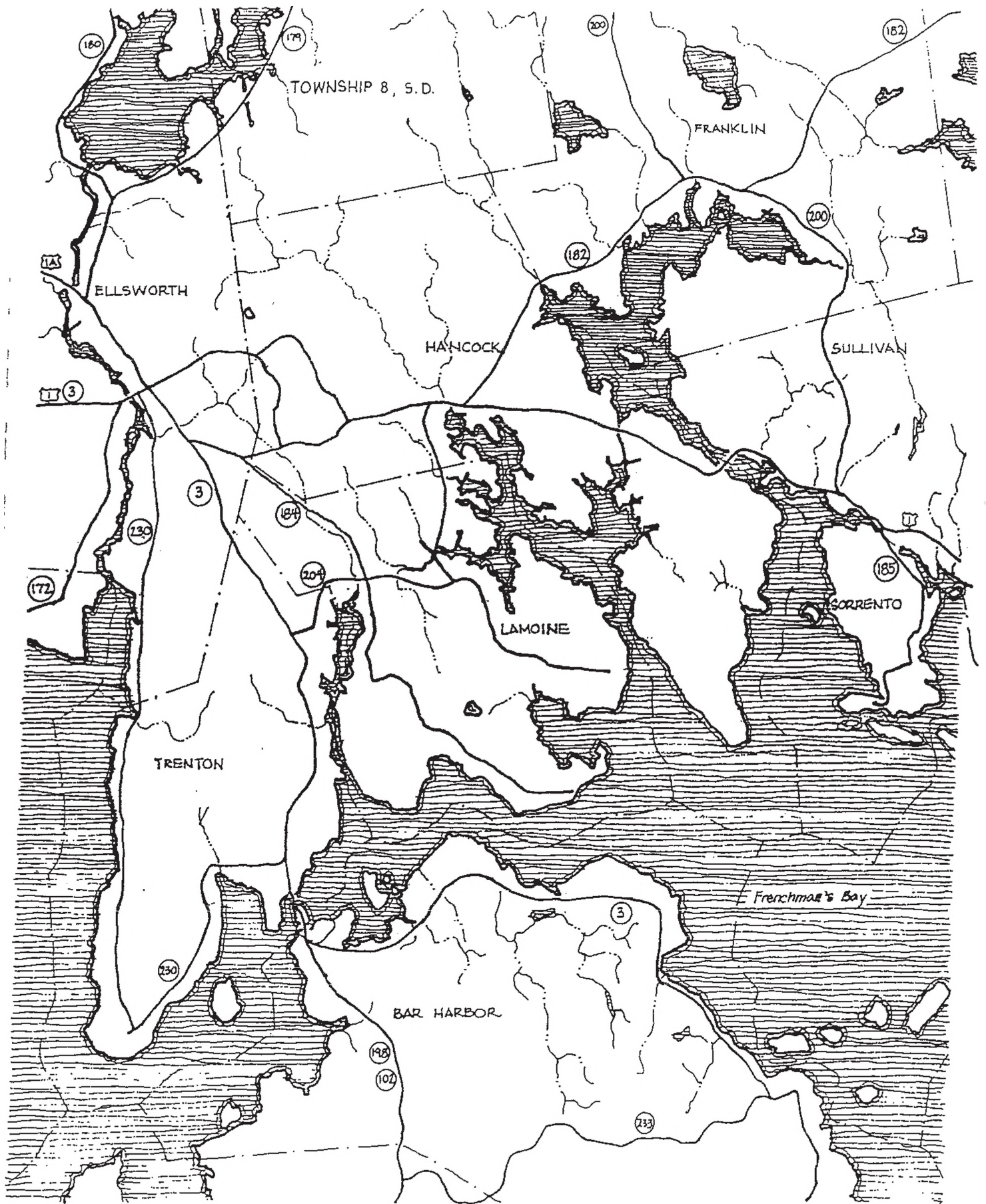
Section 4.M - Limit high school to Sumner High School and Ellsworth High School. Any other than that, they pay their own way.

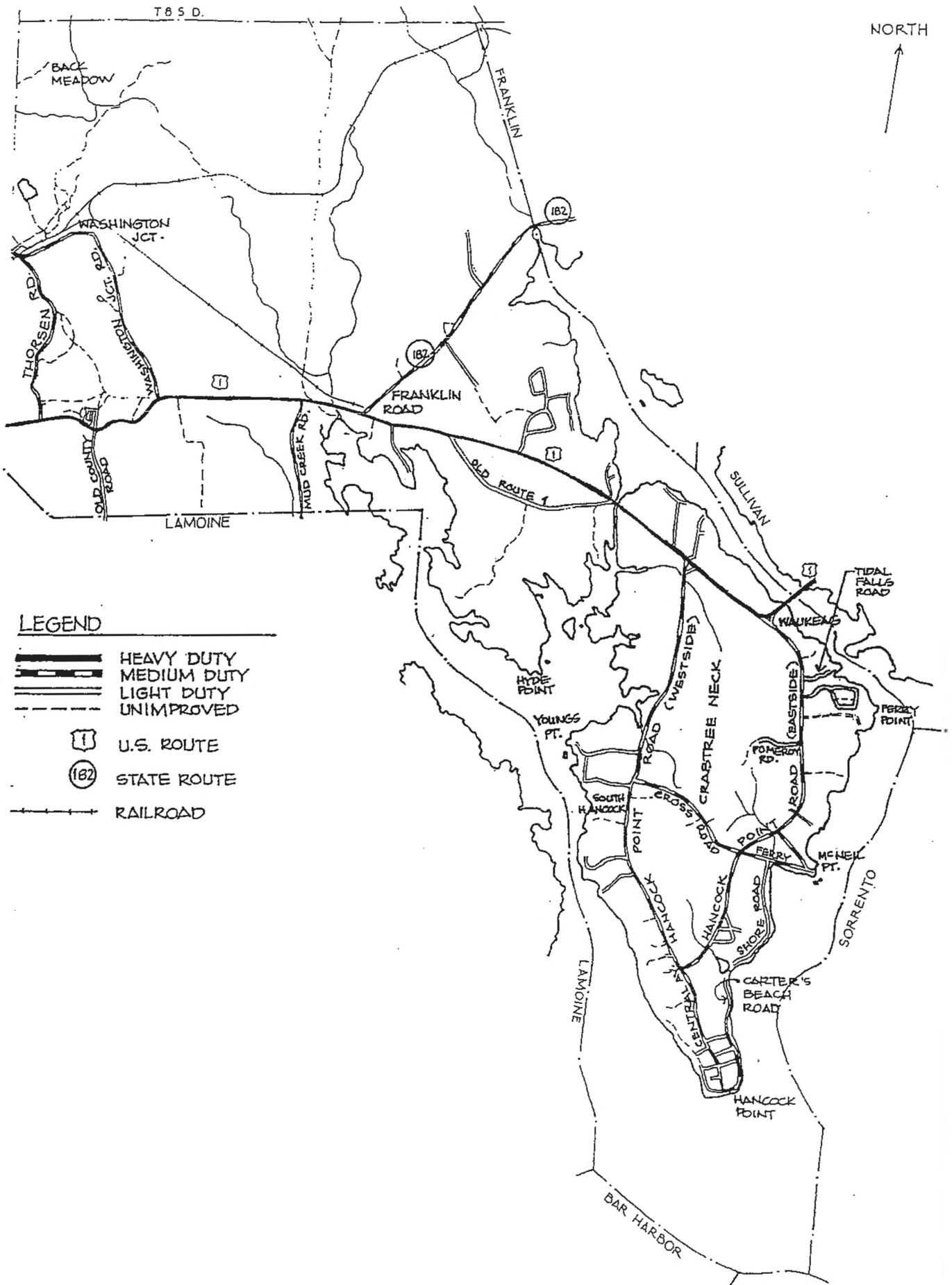
RESPONDENT 318

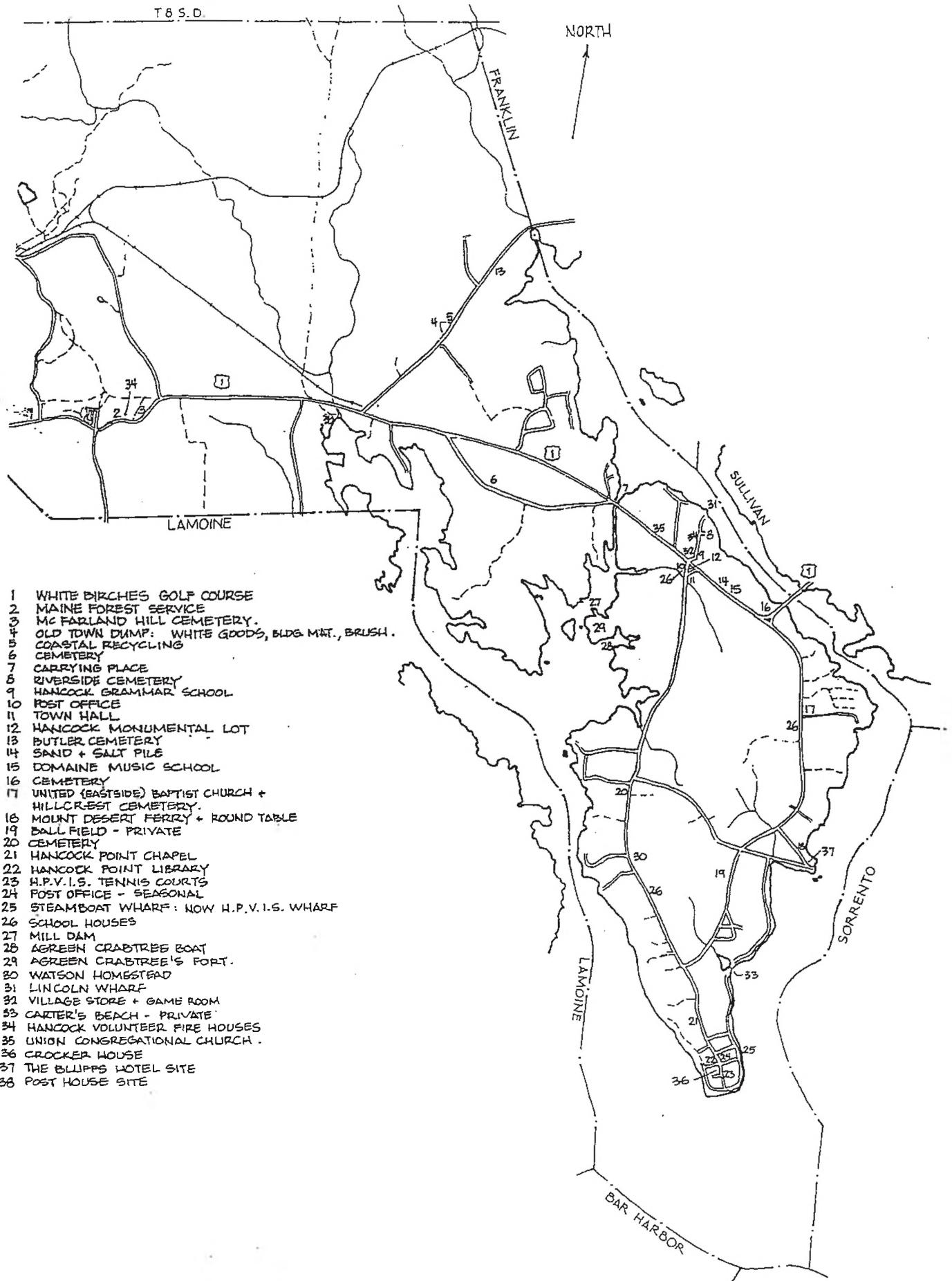
I think the State has gone too far in laws that force people to do things that are beyond their ability to afford. You buy land and can't use it. What the law says you have to do. You should be able to use your land as you see fit, but presentable to the community.

RESPONDENTS 327-328

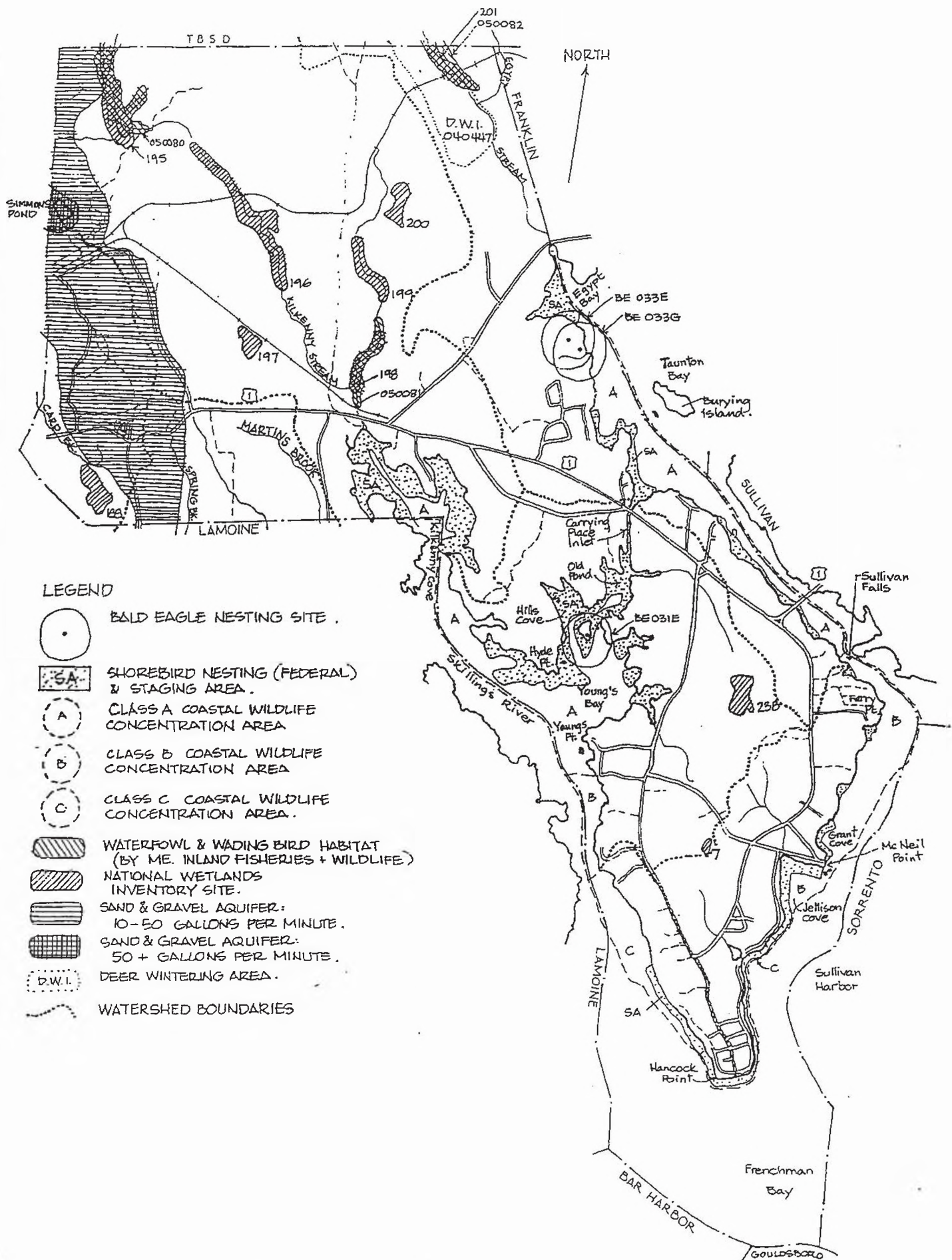
I would like to see a traffic light at the intersection of Rt 1 and the Westside of Hancock Point. This is a very busy place. I do think Hancock is great place to live and I appreciate all the folks who have helped to bring it to this time.

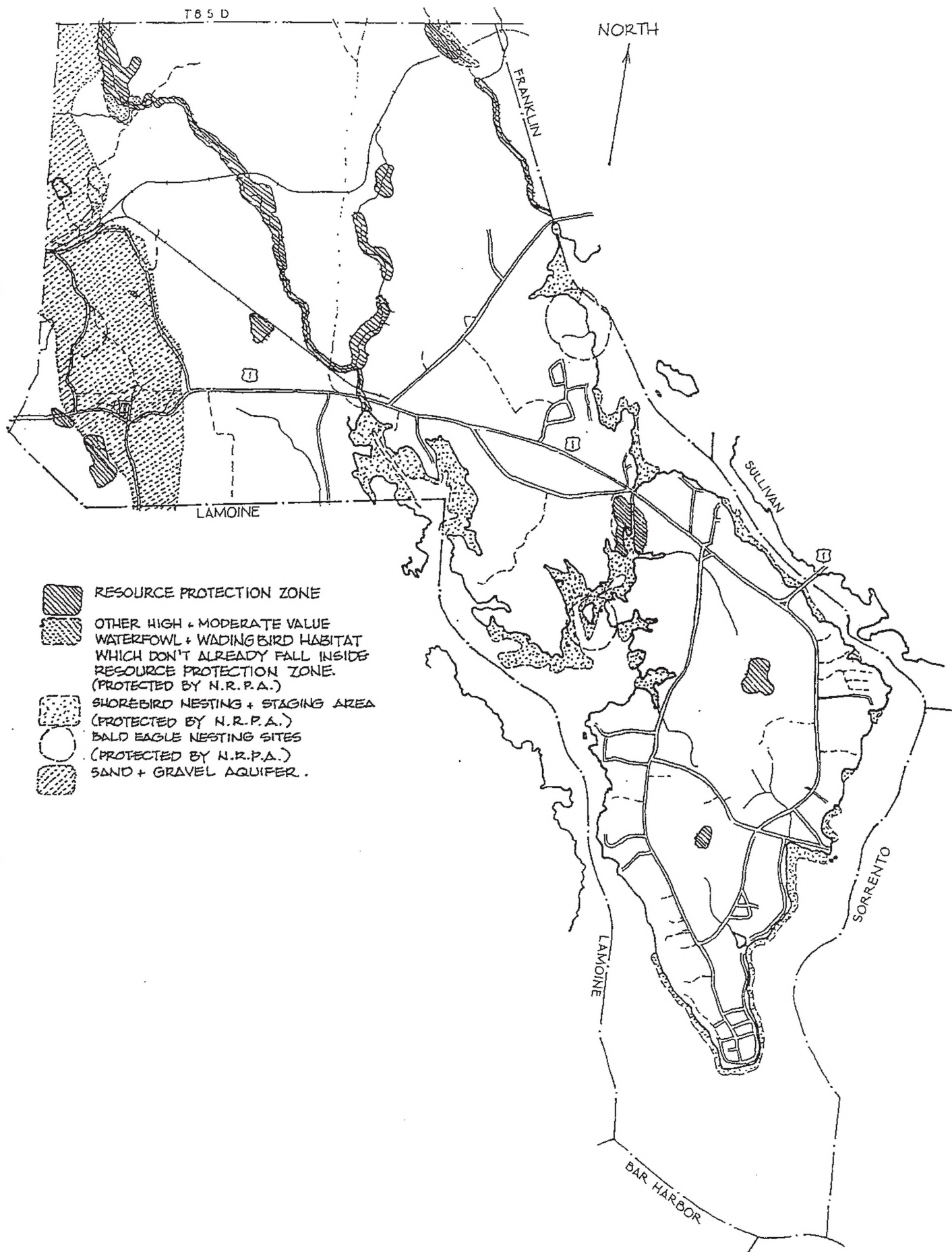


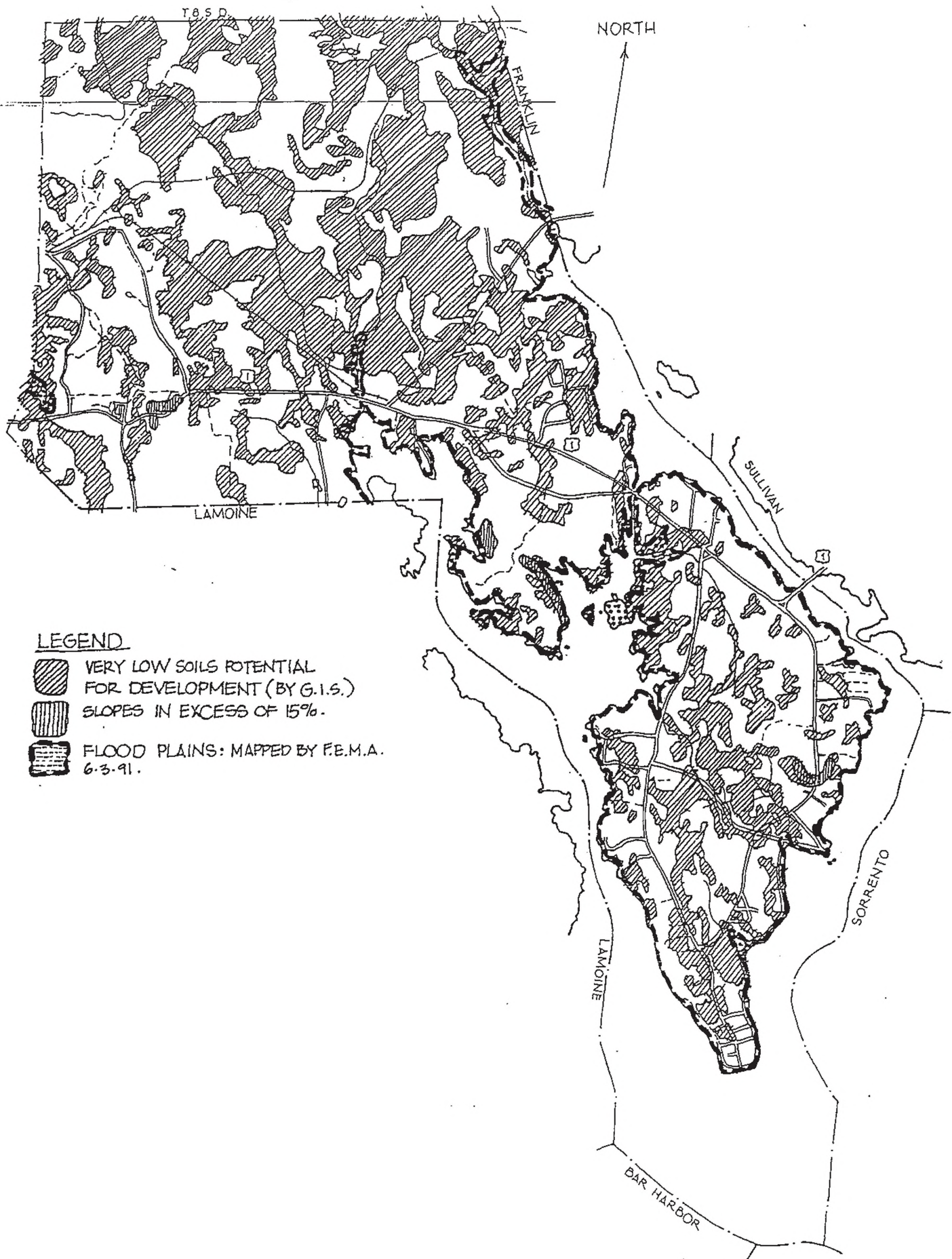


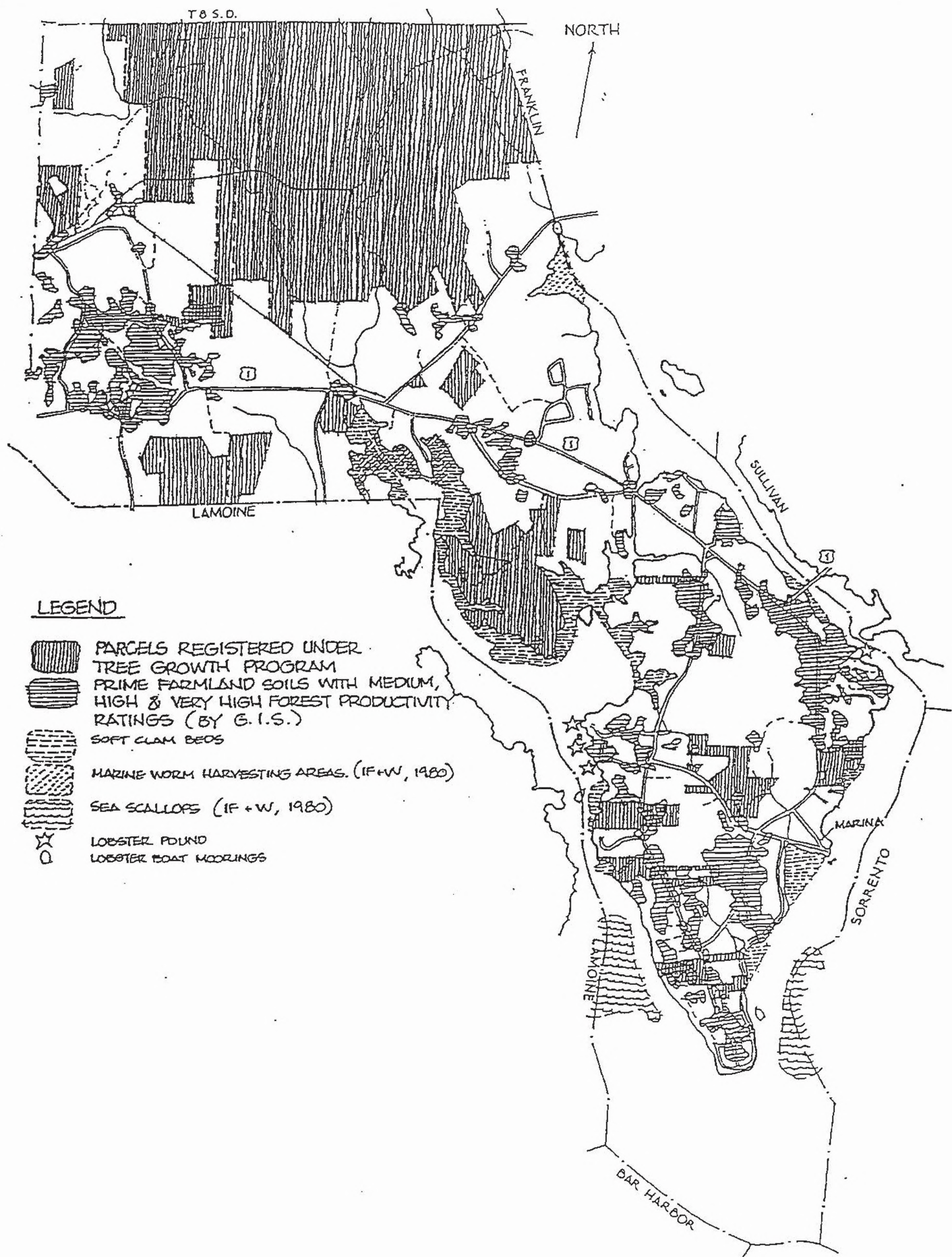


- 1 WHITE BIRCHES GOLF COURSE
- 2 MAINE FOREST SERVICE
- 3 MC FARLAND HILL CEMETERY.
- 4 OLD TOWN DUMP: WHITE GOODS, BLDG. MAT., BRUSH.
- 5 COASTAL RECYCLING
- 6 CEMETERY
- 7 CARRYING PLACE
- 8 RIVERSIDE CEMETERY
- 9 HANCOCK GRAMMAR SCHOOL
- 10 POST OFFICE
- 11 TOWN HALL
- 12 HANCOCK MONUMENTAL LOT
- 13 BUTLER CEMETERY
- 14 SAND + SALT PILE
- 15 DOMAINE MUSIC SCHOOL
- 16 CEMETERY
- 17 UNITED (EASTSIDE) BAPTIST CHURCH + HILL-CREST CEMETERY.
- 18 MOUNT DESERT FERRY + ROUND TABLE
- 19 BALL FIELD - PRIVATE
- 20 CEMETERY
- 21 HANCOCK POINT CHAPEL
- 22 HANCOCK POINT LIBRARY
- 23 H.P.V.I.S. TENNIS COURTS
- 24 POST OFFICE - SEASONAL
- 25 STEAMBOAT WHARF: NOW H.P.V.I.S. WHARF
- 26 SCHOOL HOUSES
- 27 MILL DAM
- 28 AGREEN CRABTREE BOAT
- 29 AGREEN CRABTREE'S FORT.
- 30 WATSON HOMESTEAD
- 31 LINCOLN WHARF
- 32 VILLAGE STORE + GAME ROOM
- 33 CARTER'S BEACH - PRIVATE
- 34 HANCOCK VOLUNTEER FIRE HOUSES
- 35 UNION CONGREGATIONAL CHURCH.
- 36 CROCKER HOUSE
- 37 THE BLIPPS HOTEL SITE
- 38 POST HOUSE SITE












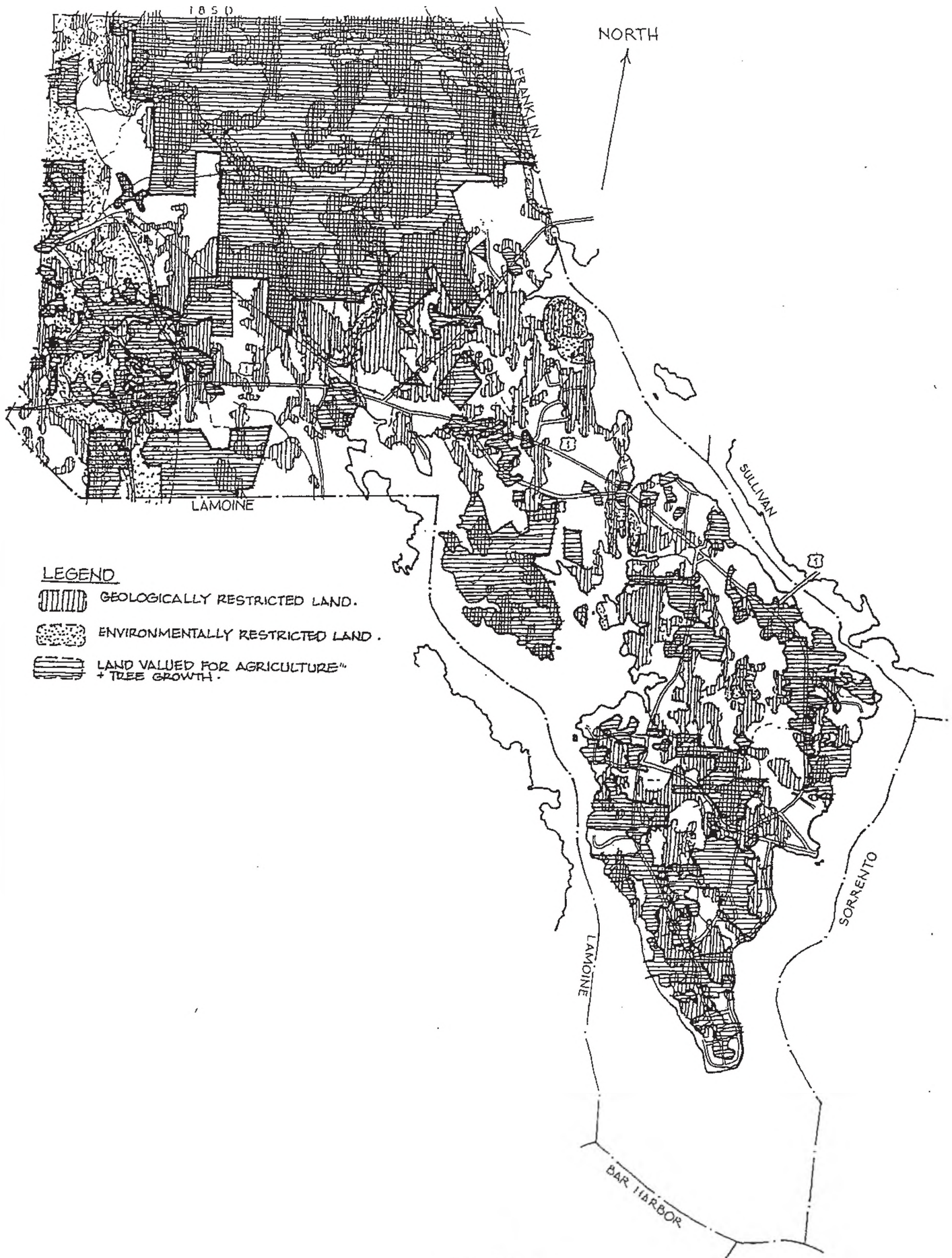




LEGEND

-  PARCELS REGISTERED UNDER TREE GROWTH PROGRAM
-  PRIME FARMLAND SOILS WITH MEDIUM, HIGH & VERY HIGH FOREST PRODUCTIVITY RATINGS (BY G.I.S.)
-  SOFT CLAM BEDS
-  MARINE WORM HARVESTING AREAS. (IF+WW, 1980)
-  SEA SCALLOPS (IF+WW, 1980)
-  LOBSTER POND
-  LOBSTER BOAT MOORINGS





LAND LESS SUITABLE FOR DEVELOPMENT MAP
TOWN OF HANCOCK
1992 COMPREHENSIVE PLAN

